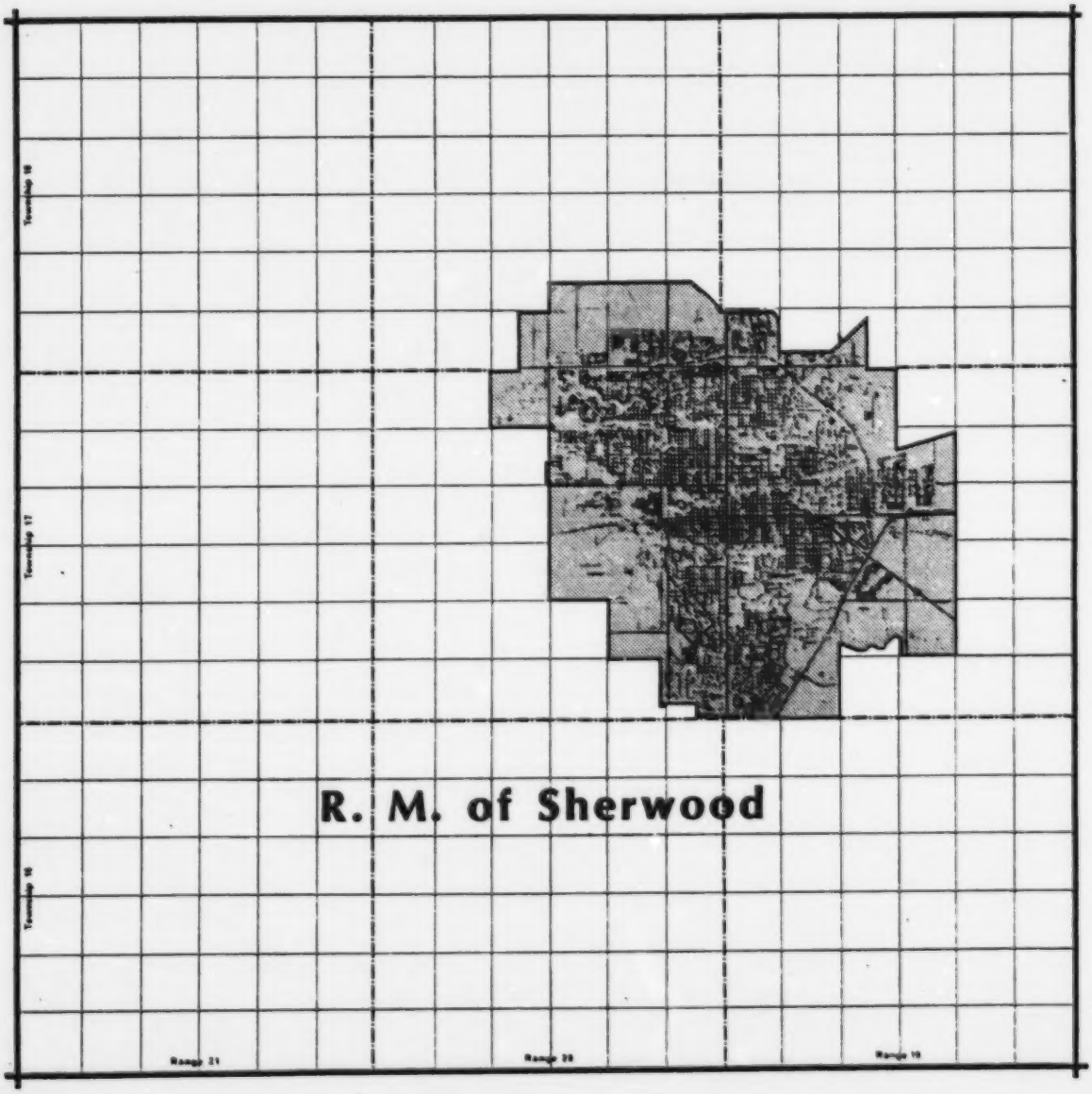
REGINA
PLANNING DISTRICT
ZONING BYLAW



REGINA PLANNING

DISTRICT ZONING BYLAW

City of Regina Bylaw #7452 and
Rural Municipality of Sherwood
#159 Bylaw # 3-83

Approved by the Minister of
Rural Development on May 2, 1984

All revisions incorporated as
approved by the Minister of
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SECTION 1

DEFINITIONS

1. The following definitions apply in interpreting this Bylaw unless a contrary intention appears:

ACCESSORY

A use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but does not include a building or structure used for human habitation.

ACT

The Planning and Development Act, 1983 as amended.

ANIMAL HOSPITAL

An establishment providing surgical or medical treatment or examination of domestic pets entirely within a building.

BUILDING

A structure used for the shelter or accommodation of persons, animals, goods, or chattels or equipment, having a roof which is supported by columns or walls and including any tents or awnings which are situated on private property when so used.

BUILDING BYLAW

Any bylaw of the City of Regina regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

BUILDING, DUPLEX

A building divided horizontally into two dwelling units.

CAMPGROUND

An area of land, managed as a unit, providing short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers.

CONFECTIONARY STORE

A store where goods are offered for sale not exceeding 150 square metres of gross floor area used for the display, sale or storage of such goods excluding any gross floor area used for residential purposes.

COVERAGE

The percentage of the lot which is covered by buildings or structures excluding uncovered swimming pools, uncovered terraces, uncovered porches, uncovered verandahs, decks and carports.

DEVELOPMENT

The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use of any building or land.

DISCRETIONARY USES

Uses of land, buildings, or other structures that may be permitted in a zone only at the discretion of and at the location or locations and under the conditions specified by the Councils of the City of Regina and R.M. of Sherwood and which conform to the regulations respecting lot size, frontage, coverage, floor area ratio, yards, maximum building heights, general use regulations and special use regulations applicable to the zone in which the land, building or other structure is located.

DWELLING

A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a factory-built home.

DWELLING UNIT

One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.

DWELLING UNIT, DUPLEX

A dwelling unit in a duplex building.

DWELLING UNIT, DETACHED

A dwelling unit in a building containing only one dwelling unit.

DWELLING UNIT, SEMI-DETACHED

A dwelling unit in a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

EXISTING

Existing as of the date of final approval of this Bylaw.

FARM

Any lot which is used for the raising of agricultural products, livestock, poultry and dairy products, including the necessary farm structures within the prescribed limits and the storage of equipment and materials used in the operation of the farm.

FEED LOT

A lot to which poultry, livestock or other animals are brought only to be confined and prepared for market and shall not include the normal raising of poultry, livestock or other animals in connection with a farm unit operation.

GRADE

In the Hamlet zone the average elevation of the natural ground level at the walls of a building and in all other zones the average elevation of the sidewalk, or where there is no sidewalk, of the roadway in front of the lot on which the building stands.

GROSS FLOOR AREA

The total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for offstreet unloading, parking, mechanical equipment, stairways or shafts.

HEIGHT

Means the vertical distance measured from grade level to the higher of:

1) the highest point of a flat roof
2) the mean level between eaves and ridge of a pitched roof.

HEIGHT, SIGN

The vertical distance measured from the adjacent street curb other than an elevated roadway, which permits the greatest height to the highest point of said sign.

HOME OCCUPATION

An occupation conducted for gain in a dwelling unit by the resident or residents.

HOTEL

A building or group of buildings where sleeping accommodation (with or without meals) is provided to the public, but where no individual private cooking facilities are provided.

LOT

A parcel of land registered in the Land Titles Office.

LOT, CORNER

A lot at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents.

LOT, THROUGH

A lot bounded on opposite sides by streets.

LOT DEPTH

The average distance between the front and rear lot lines and, in the case of a triangular lot, the perpendicular distance from the front lot line to the apex of the angle formed by the intersection of the side lot lines.

LOT LINE

The boundary line of a lot, defined as follows:

1) Lot Line, Front means the line dividing the lot from the street; for a corner lot, the shorter lot line abutting a street; for a through lot; the lot line shall be determined by the City Manager of the City of Regina.

2) Lot Line, Rear means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line.

3) Lot Line, Side means a lot line other than a front or rear lot line.

MOBILE HOME

A trailer coach that is used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system.

MOTEL

A hotel for temporary use by automobile tourists or travellers.

PARKING SPACE

A space exclusive of driveway, ramps, columns, to park one vehicle.

PERMITTED USES

Uses of land and the erection or uses of buildings or other structures that are permitted in a zone by this Bylaw in conformity with the regulations respecting lot size, frontage, coverage, floor area ratio, yards, maximum building heights, general use regulations and special use regulations applicable to the zone in which the land, building, or other structure is located.

PERSONAL SERVICE ESTABLISHMENT

A business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles or things is only accessory to the provisions of such services, including but without limiting the generality of the foregoing, the following: barber shops; beauty shops; tailor shops; laundry or drycleaning shops; shoe repair shops, but not including any personal service establishment listed in Schedule A.

PUBLIC RECREATION AREAS

Areas used for public recreation which are not within the confines of a building, including but without limiting the generality of the foregoing, the following: outdoor tennis courts; outdoor bowling greens; outdoor rinks; outdoor swimming pools; sports fields.

RESIDENTIAL OFFICE

An office in a dwelling which is used to carry out the administrative duties of a business that performs services off the premises.

RESTAURANT

A building where food and beverages are offered for sale to the public for consumption at tables or counters either inside or outside the building on the lot. As an accessory use take-out service of food and beverages for off-site consumption may be provided. Restaurant includes a hotel dining room and motel dining room and a dining lounge and tavern, licenced under the Liquor Licence Act of Saskatchewan.

RETAIL STORE

A building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store, but not including any retail outlet listed in Schedule A.

ROOMING HOUSE

A building containing more than one rooming unit.

ROOMING UNIT

A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw with sleeping facilities but without private toilet facilities.

SALVAGE YARD

A lot used for the salvage of automobile wrecking or the keeping and storage of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal, and other scrap material or the buying, selling, exchanging, baling, packing, dismantling or handling of such.

SERVICE OR REPAIR SHOP

A shop for servicing, repairing, installing or renting things and equipment, including but without limiting the generality of the foregoing, the following: radio or television service or repair shops; locksmith shops; small appliance service or repair shops; household and carpenter tool service or repair shops, but not including any service or repair shop listed in Schedule A.

SERVICE STATION

A building or clearly defined space on a lot for the retail sale of lubricating oils and gasolines, automobile accessories, and servicing and minor repairing of motor vehicles, a cafeteria, but excluding a car wash, or car sales lot as a principal uses. All sales and storage of accessories or repairing and servicing shall be conducted within a wholly enclosed building.

SHOPPING CENTRE

Any group of more than five (5) permitted or discretionary uses, designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.

SIGN

Any writing (including letter or word), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

i) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building

ii) is used to announce, direct attention to, or advertise, and

iii) is visible from outside the building.

SIGN, DIRECTIONAL .

Any sign stating only safety or warning messages, traffic and/or parking directions or other instructions, directions or orders to persons making use of the premises.

SITE

A lot or larger area of land developed or intended to be developed as one unit.

SMALL ACREAGE AGRICULTURAL USES

Agricultural Uses whose normal operations require a lot area of between 4 hectares and 64.5 hectares including but without limiting the generality of the foregoing, the following uses: rabbit farms, mushroom farms, poultry and/or egg farms, and hog farms.

STOREY

That portion of a building between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building between the upper surface of the topmost floor and the roof line.

STREET

The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in Right of the Province of Saskatchewan and shown as such on a Plan of Subdivision registered in the Land Titles Office for the Regina Land Registration District.

STREET LINE

The line between a lot and a street.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas or moving vehicles.

TRAILER COACH

Any vehicle used or so constructed to be used as a conveyance on any public highway and used or designed or constructed to be used as a dwelling or sleeping place for one or more persons.

TRAILER COURT

Any tract or parcel of land occupied or designed to be occupied by two or more trailer coaches; and shall include any building, structure, tent, vehicle or enclosure, used or intended to be used or occupied as living and/or sleeping accommodation or as part of the operation of a trailer court.

USE

When used as a verb, includes arranged, designed or intended to be used.

YARD

The open, uncovered space on a lot appurtenant to a building and unoccupied by buildings or structures except as specifically permitted elsewhere in this Bylaw. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used.

YARD, FRONT

That part of a lot which extends across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.

YARD, REAR

That part of a lot which extends across the full width of a lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

YARD, SIDE

That part of a lot which extends from a front yard to the rear yard between the side lot line of a lot and the nearest wall or supporting member of a building or structure except where the supporting member is supporting an uncovered patio or uncovered sundeck.

ZONE

A district established by this Bylaw.

ZONING MAPS

The maps contained in Section 12 of this Bylaw.

SECTION 2

GENERAL PROVISIONS

2.1 ESTABLISHMENT OF ZONES

The following zones are established:

A - Agricultural
H - Hamlet
A(SP)- Special Agricultural
C - Commercial
I - Industrial

2.2 INTERPRETATION

Buildings, structures, lands, uses and regulations may herein be referred to as A, H, A(SP), C and I, buildings, structures, lands, uses and regulations respectively.

The expressions A Zone, H Zone, A(SP) Zone, C Zone, and I Zone as used herein, mean respectively a Zone designated by the symbols A, H, A(SP), C and I.

The buildings, structures, uses, regulations and zones may herein be called agricultural, residential, commercial or industrial buildings, structures, uses, regulations and zones.

2.3 DETERMINING ZONING BOUNDARIES

1. A zone boundary shown approximately at a lot, street or lane is at the boundary of the lot, street or lane.

2. A zone boundary shown approximately in the centre line of a street or lane, is at the centreline of the street or lane.

3. A zone boundary shown within a lot, unless specifically noted, is fixed by the scale of the zoning map.

4. A zone boundary shown following approximately a shore line or the centre line of a creek, stream or channel follows the shore line or centre line and moves with any change in such shore line.

5. Where a zone boundary falls along a lot line the map shall indicate the lot numbers between which the boundary falls, but the map need not show the exact lot boundary.

2.4 ZONING MAPS

The Regina Planning District is divided into the zones set out in Section 2.1 as shown on the Zoning Maps or as stated herein.

2.5 COMPLIANCE WITH ZONING BYLAW

No person shall use land, undertake any development, construct, reconstruct, or use any building or structure except in conformity with the regulations controlling the use, this Bylaw and the Act.

2.6 EXISTING DISCRETIONARY USES PERMITTED

Within any zone any existing use of land, a building or structure which is listed as a discretionary use within that zone shall not, as a result of the passage of this Bylaw be nonconforming, but shall be a permitted use at that location, but the use of the land shall not be changed except in conformity with this Bylaw.

2.7 NON-CONFORMING BUILDINGS AND USES

2.7.1 Any lawful use of an existing building or structure or of any building lawfully under construction at the date of approval of this Bylaw, although such use, building or structure does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of The Planning and Development Act, 1983.

2.7.2 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Imperial System of measurement to the Metric System of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

2.7.3 In the A - Agricultural and the A(SP) - Special Agricultural Zones where the minimum required lot area is 64.5 hectares, an existing quarter section of land which is less than 64.5 hectares in area by virtue of an error in the original quarter section survey or by the existance of a registered railway or road right-of-way plan shall not be deemed to be non-conforming.

2.8 USES ALLOWED IN ALL ZONES

2.8.1 ACCESSORY USES

a) Any use accessory to a lawful use is a permitted use.

b) No accessory building shall exceed 75 square metres in gross floor area or 3.5 metres in height in the H - Hamlet Zone.

c) In the H - Hamlet Zone accessory buildings located in the rear yard may project to within 600 millimetres of a rear lot line or side lot line provided that, if the said building is used for vehicular storage, access to required parking spaces is not provided directly from a lane.

d) In the H - Hamlet Zones accessory buildings must be set back a minimum of 1.5 metres from a lane and a minimum of 600 millimetres from other lot lines if the said building is used for vehicular storage, and if access to required parking spaces is provided from the lane.

e) In the H - Hamlet Zones no accessory building used for vehicular storage shall be located closer than 5.5 metres from any street right-of-way from which access to the building is provided.

f) No building or structure in any rear yard in the A or A(SP) Zones shall be placed within 60m., nor in the C or I zones within 15m., of a road allowance or surveyed road or highway.

g) Notwithstanding the minimum depth of front yard required according to this Bylaw, in the C - Commercial Zone, a gasoline pump and service island may be constructed in the required front yard, but in no case may be located closer than 6m. from the front lot line.

2.8.2 PUBLIC USES

a) This Bylaw permits the use of land or the use, construction or reconstruction, of a building or structure for the purpose of public service of the Rural Municipality of Sherwood or any public undertaking of a public utility commission, or any other board or commission of the Rural Municipality of Sherwood established or exercising authority under any general or specific statute of Saskatchewan, and any committee or local authority established by bylaw of the Rural Municipality of Sherwood, provided that:

i) such use, building or structure shall comply with the applicable height, floor area ratio, and yard regulations;

ii) there shall be no exterior storage of goods, materials or equipment in the H - Hamlet Zone;

iii) such building or structure shall be designed and maintained in general harmony with the buildings and structures in that zone.

2.8.3 CHILD AND ADULT CARE HOMES

The occupants of a dwelling unit may provide within that dwelling unit:

a) a home or board and room for a fee for children who are wards of a Government agency;

b) a home or board and room for elderly persons who are recipients of old age pensions, or retired from continuous gainful employment, or are not normally gainfully employed;

c) a home or board and room for a fee for adults participating in any governmental rehabilitation program.

2.8.4 RESIDENTIAL OFFICES

A residential office is permitted subject to the provisions of Section 6.1 "Residential Offices".

2.8.5 HOME OCCUPATIONS

A home occupation is permitted subject to the provisions of Section 6.2 "Home Occupations."

2.9 SIGHT TRIANGLE

On any corner lot in the H - Hamlet Zone, a fence, hedge, shrub, bush, tree or other plant or structure shall not be erected or permitted to grow to a height greater than 750 millimetres above grade of the streets that abut the lot within the triangular area bounded by the street lines and a line joining points on the street lines a distance of 7.5 metres from their point of intersection. No sign will be permitted within or overhanging the required sight triangle.

2.10 PERMITTED YARD ENCROACHMENTS

The following encroachments on a yard shall be permitted:

a) In the H - Hamlet Zone, window sills, belt courses, cornices, eaves, gutters, bay windows, chimney breasts and similar non-structural architectural features may project a distance of 600 millimetres into any required yard but not closer to any lot line than 150 millimetres. The total area of all such projections taken on a horizontal plane through the widest portion of such projections shall not exceed 2 square metres.

b) Fire escapes may project 1.5 metres into any required yard but not closer to any lot line than 150 millimetres.

c) Uncovered platforms, balconies, or steps may project 1.5 metres into any required front or rear yard. Uncovered platforms or decks 300 millimetres or less in height do not require side yard setbacks.

d) Porches having a floor area not exceeding 3 square metres may project 1.5 metres into a required front yard.

2.11 REAR YARDS IN THE H - HAMLET ZONE

In determining the percentage of lot area within the rear yard in the H - Hamlet Zones any area adjacent to the rear yard, but not included within the side or front yards shall be treated as being within the rear yard.

2.12 USES SPECIFICALLY MENTIONED OR DEFINED

Excepting in Sections 5.3 and 5.4, a use listed in Schedule A, shall be deemed not to be included in any general use category nor within any generic term defined in Section 1, Definitions.

SECTION 3

ADMINISTRATION, ENFORCEMENT, PENALTIES

3.1 DEVELOPMENT OFFICER

The Development Officer, who shall be the Director of Buildings and Properties of the City of Regina shall administer this Zoning Bylaw.

3.2 DEVELOPMENT PERMIT

1. Except where a building permit is required to be issued or where a particular development is specifically exempted by this bylaw, no development of a permitted use shall commence without a development permit first being obtained. (Note: The term Development as used herein includes any material change in the use of land. See Section 1 for the definition of Development.)

2. No development of a discretionary use shall commence without a building permit where required and a development permit first being obtained.

3.3 DEVELOPMENT PERMIT APPLICATIONS

1. Applications for a development permit shall be submitted to the Development Officer in form A attached hereto.

2. When an application for a development permit is made for a discretionary use to the Development Officer, he shall inform the Councils of the Rural Municipality of Sherwood and the City of Regina of the receipt of such application as soon as practicable.

3. The Development Officer shall then forward said application to the City of Regina Planning Department and the Secretary-Treasurer of the R.M. of Sherwood for the preparation of reports.

4. The Secretary-Treasurer of the R.M. of Sherwood shall then notify land owners adjacent to the subject property by mail.

5. The Secretary-Treasurer of the R.M. of Sherwood shall then prepare a report to the Regina Planning District Commission on behalf of the Rural Municipality of Sherwood. The reports prepared by the Secretary-Treasurer of the R.M. of Sherwood and the City of Regina Planning Department shall be submitted to the Regina Planning District Commission for consideration and a recommendation.

6. The above noted recommendation of the Regina Planning District Commission shall then be forwarded to the Councils of the Rural Municipality of Sherwood and the City of Regina for a decision.

7. Upon approval of a discretionary use by the Councils of the Rural Municipality of Sherwood and the City of Regina, the development officer shall issue a development permit for the discretionary use at the location or locations and under the conditions specified by the Councils of the Rural Municipality of Sherwood and City of Regina in their approval.

8. Where any development for which a development permit has been issued is not being undertaken in accordance with this Bylaw, the Act, or other relevant bylaws, or in accordance with conditions specified by the Councils of the Rural Municipality of Sherwood and City of Regina they may direct that the development officer revoke or suspend all development permits; provided that the development permit shall be reinstated upon compliance with this Bylaw, the Act, any other relevant bylaw or the conditions imposed by Councils of the Rural Municipality of Sherwood and the City of Regina as the case may be.

9. Development permits shall be valid for one year from the date of issuance by the development officer.

3.4 NO DEVELOPMENT PERMIT IS REQUIRED FOR THE FOLLOWING:

a) maintenance or repair that does not include structural alterations or major works or renovation;

b) completion of a building or structure lawfully under construction at the date of approval of this Bylaw provided that:

   i) it is completed in compliance with its building permit, and

   ii) construction or reconstruction is commenced within twelve months of the date of issuance of the last permit relating thereto.

c) construction required for operations for which a development permit has issued, for the period of those operations;

d) maintenance and repair of public works, services and utilities carried out by or on behalf of public authorities;

e) fences or accessory buildings.

3.5 PERMITTED USE

A permitted use in any zone is a lawful use in such zone.

3.6 DISCRETIONARY USE

A use, stated herein to be discretionary, is not permitted or lawful use, but may be permitted, in the discretion of the Councils of the Rural Municipality of Sherwood and the City of Regina, and upon such approval the use shall be permitted and lawful only at the location and only in accordance with the conditions specified by the Councils of the Rural Municipality of Sherwood and the City of Regina at the time of approval.

3.7 REZONING

When application is made to the Councils of the City of Regina and the Rural Municipality of Sherwood for an amendment to this Bylaw it shall be accompanied by an application fee of $50, which fee is not refundable.

3.8 DEVELOPMENT APPEALS BOARD

1. The Regina Planning District Development Appeals Board is established.

2. The Development Appeals Board shall be comprised of three persons who shall be appointed in accordance with the Planning and Development Act, 1983.

3. An appeal to the Development Appeals Board and therefrom to the Provincial Planning Appeals Board may be taken in accordance with the Planning and Development Act, 1983.

3.9 TITLE

1. This bylaw shall be known as "The Regina Planning District Zoning Bylaw."

2. "The Regina Planning District Zoning Bylaw" as enacted by the City of Regina is declared to be complementary to "The Regina Planning District Zoning Bylaw" as enacted by the Rural Municipality of Sherwood #159.

3.10 GENERAL PURPOSE OF ZONES

Where a general purpose is outlined for any zone the description of the general purpose of the zone shall be deemed to be informative only and shall not form part of this Bylaw.

3.11 REPEAL OF BYLAWS

Bylaw 4075 of the City of Regina and Bylaw 113 of the Rural Municipality of Sherwood and amendments thereto are hereby repealed.

3.12 EFFECTIVE DATE OF BYLAW

This Bylaw shall come into force as of the date of final passage but have no effect until approved by the Minister of Rural Development.

3.13 SEVERABILITY PROVISION

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

3.14 OFFENCES AND PENALTIES

Any person who violates this Bylaw is guilty of an offense and liable on summary conviction to the penalties in the Act.

SECTION 4

USE ZONES

4.1 A - AGRICULTURAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to accommodate agricultural uses and those uses which are accessory to, incidental to, similar in nature to, or providing non-commercial services for agricultural uses.

4.1.1 PERMITTED USES

The following are permitted uses in A Zones:

a) Farms, Market Gardens, or other agricultural uses which may include stands for the sale of produce grown or produced on the premises, but shall not include abattoirs, meat or poultry products packing or processing plants.

b) Public Recreational areas and open space facilities.

c) Cemeteries.

d) One dwelling unit accessory to a use which is permitted or discretionary in A zones, and is located on a lot of 64.5 hectares or greater in area.

4.1.2 DISCRETIONARY USES

The following are discretionary uses in A Zones:

a) Correction Centres

b) Dwelling units, in excess of those permitted in A zones or located on a lot of less than 64.5 hectares in area, accessory to a use which is permitted or discretionary in A zones.

c) Feed Lots.

d) Riding Schools and Clubs

e) Golf Courses or Golf Driving ranges.

f) Yarding, Storage, Operation or Maintenance of railway rolling stock.

g) Small acreage agricultural uses with a minimum lot area of 4 hectares.

h) Schools.

i) Storage, handling, loading, distribution, sales, and/or shipping facilities for agricultural produce, equipment and supplies.

j) Greenhouses or Landscape Nursery - Stock Farms which may include facilities for the sale of plants, shrubs or trees and other associated products such as commercial fertilizers, insecticides, small garden tools; but not including farm implements or large equipment or machinery sales or rentals.

k) Campgrounds.

l) The extraction from the land of minerals which occur in nature, including the associated operations of stock-piling, crushing, milling, drilling, washing and grading of said minerals.

m) Radio, Television or microwave towers.

n) Child and Adult care homes.

o) One mobile home accessory to a use which is permitted or discretionary in A zones.

p) Drive-in Theatres

q) Gun Clubs

r) Churches

s) Animal Shelters or Veterinary Clinics.

t) Correction Centre

4.1.3 REGULATIONS

1. The regulations respecting lot area, frontage and yards are shown in Section 9.1 A - Agricultural Zone Regulations.

4.2 H - HAMLET ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to accommodate residential uses and uses which are accessory to, incidental to or providing services for residential uses.

4.2.1 PERMITTED USES

The following are permitted uses in H Zones:

a) Detached Dwelling Units

b) Duplex Dwelling Units

c) Semi-Detached Dwelling Units

d) Rooming Houses

e) Public Recreational Areas and Open Space Facilities

4.2.2 DISCRETIONARY USES

The following are discretionary uses in H Zones:

a) Confectionary Stores.

b) A dwelling unit accessory to a use which is discretionary in H zones.

c) Churches

d) Schools

e) Cemeteries

f) Community Centres and places for public assembly

g) Enclosed ice skating, hockey or curling rinks

h) Banks

i) Personal Service Establishments

j) Retail Stores

k) Service or Repair Shops

l) Service Stations with accessory automobile related uses

m) Restaurants

n) Medical or Dental Offices or Clinics

o) Animal Hospitals

p) Child and Adult Care Homes

q) Radio, Television and Microwave Towers

r) Day Care Centres

4.2.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, height and yards are shown in Section 9.2 H - Hamlet Zone.

4.3 A(SP) - SPECIAL AGRICULTURAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to control those lands required for the Regina Airport, and to control undeveloped lands potentially affected by or affecting the operations of same.

4.3.1 PERMITTED USES

The following are permitted uses in A(SP) Zones:

a) Farms, Market Gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premises, but shall not include abattoirs, meat or poultry products packing or processing plants.

4.3.2 DISCRETIONARY USES

The following are discretionary uses in A(SP) Zones:

a) Uses directly related to the maintenance and operation of private and public aircraft.

b) Greenhouses or Landscape Nursery - Stock farms which may include facilities for the sale of plants, shrubs or trees and other associated products such as commercial fertilizers, insecticides, small garden tools; but not including farm implements or large equipment or machinery sales or rentals.

c) Uses incidental to the operation of the Regina Airport but providing a service to airport visitors.

d) Feed lots.

e) Small acreage agricultural uses with a minimum lot area of 4 hectares.

f) Dwelling units accessory to a use which is permitted or discretionary in A(SP) zones.

g) One mobile home accessory to a use which is permitted or discretionary in A(SP) zones.

h) Gun Clubs.

i) Drive-in Theatres.

j) Churches.

k) Correction Centres.

4.3.3 REGULATIONS

The regulations respecting lot area, frontage and yards are shown in Section 9.3 A(SP) - Special Agricultural Zone.

4.4 C - COMMERCIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to accommodate highway oriented uses to serve the travelling public; to accommodate certain types of agricultural related commercial uses; and to provide limited service uses for the residents of the Rural Municipality of Sherwood.

4.4.1 PERMITTED USES

The following are permitted uses in C Zones:

a) Farm implement or large equipment or machinery sales, services, rentals or repairs.

b) Mobile home, Trailer, Recreational Vehicle Sales, Rentals, Services or Repairs.

c) Vehicular Sales, Services, Rentals or Repairs.

d) Display and sales or Prefabricated or Prepackaged Homes.

e) Motels.

f) Home Improvement Centres.

g) Service Stations with accessory automobile related uses.

h) Greenhouses or Landscape Nursery - Stock farms which may include facilities for the sale of plants, shrubs or trees and other associated products such as commercial fertilizers, insecticides, small garden tools.

4.4.2 DISCRETIONARY USES

The following are discretionary uses in C Zones:

a) Restaurants

b) Truck terminals limited to storage and servicing without repair of trucking equipment but including the receipt and dispatch of goods and materials carried by truck and an incidental administrative and business office.

c) Auctioneering establishments.

d) Drive-in Theatres.

e) Storage, handling, loading, distribution, sale, and/or shipping facilities for agricultural produce, equipment and supplies.

f) Veterinary Clinics or Animal Shelters.

g) Animal Hospitals

h) A dwelling unit accessory to a use which is permitted or discretionary in the C zones.

i) Radio, Television or microwave towers.

j) Day Care Centres

k) Campgrounds

l) Churches

m) Commercial Amusement Parks

4.4.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, height and yards are shown in Section 9.4 C - Commercial Zone Regulations.

4.5 I - INDUSTRIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to accommodate the development of certain industrial and agriculture-related industrial uses in the Rural Municipality of Sherwood. Potentially obnoxious or offensive uses including those which could potentially be harmful to the aquifer, as well as those uses which are not directly industrial in nature but are industry-related, are covered under the Discretionary Use category.

4.5.1 PERMITTED USES

The following are permitted uses in I Zones:

a) Storage, handling, loading, distribution, sale, and/or shipping facilities for agricultural produce, equipment and supplies.

b) Service stations

c) Vehicular sales, servicing, rentals or repairs.

d) Farm implements or large equipment or machinery sales, rentals, servicing or repairs.

e) Mobile Home, Trailer, Recreational Vehicle sales, rentals, servicing or repairs.

f) Truck Terminals.

g) Display and sales of Prefabricated or Prepackaged Homes

h) Yarding, storage, operation or maintenance of Railway Rolling Stock.

i) Home Improvement Centres.

4.5.2 DISCRETIONARY USES

The following are discretionary uses in I Zones:

a) Builders' or Contractors' Yards or Shops.

b) Storage, handling, loading, distribution and/or shipping facilities for petroleum products and fuels.

c) All uses of a manufacturing, fabricating or processing nature.

d) Salvage Yards

e) Veterinary Clinics or Animal Shelters.

f) The extraction from the land or minerals which occur in nature, including the associated operations of stock-piling, crushing, milling, drilling, washing and grading of said minerals.

g) Industrial Laboratories.

h) Radio, Television and Microwave Towers.

i) Day Care Centres

j) Landscape Nursery-Stock Farms

k) Auctioneering Establishments

l) Drive-in Theatres

4.5.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, height and yards are shown in Section 9.5 I - Industrial Zone Regulations.

SECTION 5

GENERAL USE REGULATIONS

5.1 NOISE

The noise level provisions of this Bylaw shall be measured in terms of Ldn, which is a technical means of determining the average level of noise at any location over a 24 hour period. The Ldn measurement provides for a more stringent noise requirement during the normal sleeping period of 10 decibles lower than the daytime standard, as detailed in this Section.

5.1.1 No sound shall be emitted from any building, structure, or land or from any operation thereon that exceeds the following standards when measured at any point on the boundary of the site:

a) in the H - Hamlet Zone an Ldn of 44 decibels

b) in all other zones an Ldn of 65 decibels if the source of noise is within 100 feet of the H - Hamlet Zone.

5.1.2

The normal sleeping period of purposes of calculating the Ldn level shall be from 11 o'clock p.m. to 7 o'clock a.m.

5.2 OBNOXIOUS USE

No use shall be conducted to emit any obnoxious or dangerous degree of heat, glare, radiation, fumes or odour beyond the lot lines of the lot containing the use.

5.3 PARKING

When any new development is commenced or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces in accordance with the standards of this section.

5.3.1 NUMBER OF SPACES REQUIRED

Use of Building or Site	Minimum Number of Parking Spaces Required
1) Detached, Semi-detached or Duplex dwelling units; mobile homes.	1 space per dwelling unit
2) Rooming Houses	1 space per rooming unit
3) Portions of Buildings with residential use	1 space per dwelling unit

Use of Building or Site	Minimum Number of Parking Spaces Required
4) Schools	1 space per classroom
5) Churches	1 space per 15 seating places plus 1 space per 20 square metres of the assembly room floor area of the largest assembly room within the building.
6) Day Care Centres	No requirement if home occupation. Otherwise, 1 space per 120 square metres of gross floor area.
7) Community Centres and Places for Public Assembly	1 space per 10 seating places for the public or 1 space per 10 square metres of gross floor area used by patrons, whatever is greater.
8) Curling rinks	8 spaces per sheet of ice
9) Confectionary stores	1 space per 20 square metres of gross floor area.
10) Retail stores, banks, personal service establishments, service or repair shops, home improvement centres.	1 space per 20 square metres of gross floor area.
11) Medical or Dental Offices or Clinics	1 space per 35 square metres of gross floor area.
12) Motels	1 space per guest room
13) Restaurants	1 space per 5 seats
14) Auctioneering Establishments	1 space per 10 seating places for the public or 1 space per 10 square metres of gross floor area used by patrons, whichever is greater.

Use of Building or Site	Minimum Number of Parking Spaces Required
15) Service Stations	4 spaces per service bay
16) Animal Hospitals, Animal Shelters or Veterinary Clinics	1 space per 100 square metres of gross floor area.
17) All uses of a manufacturing, fabricating, processing or mining nature; wholesaling, warehousing and storage buildings and yards; handling, loading, distribution and/or shipping facilities; builders or contractors yards and shops; and other similar industrial or industry-related uses.	1 space per 3 employees on maximum work shift, but not less than 1 space per 150 square metres of gross floor area.
18) Enclosed ice skating and hockey rinks	1 space per 10 seating spaces for the public.

5.3.2

Where in this Bylaw parking facilities are required for other than detached, semi-detached and duplex dwelling units and rooming houses, the following regulations shall apply:

a) The parking area shall have visible boundaries and be suitably drained.

b) The parking area shall be provided on the same lot.

c) The Parking area shall be surfaced in the same manner as abutting roadways, parking area shall be clearly demarcated and be of a minimum width of 2.5 metres, a minimum length of 5.5 metres and have a minimum area of 15 square metres.

d) Approaches or driveways to any parking area shall be defined by a curb and the limits of the parking area shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

e) The minimum width of a driveway leading to any parking area shall be as described in Section 9.6 Parking Area Driveway Standards.

f) The location of vehicular approach ramps or driveways at the street line shall be no closer than 7.5 metres from the point of intersection of two property lines at a street intersection.

5.3.3

Where in this Bylaw parking facilities are required for detached, semi-detached and duplex dwelling units and rooming houses, the following provisions shall apply:

a) The parking area shall be provided on the same lot.

b) The minimum area for each required parking space shall be 15 square metres, the minimum width 2.5 metres, and the minimum length 5.5 metres.

c) The location of vehicular approach ramps or driveways at the street line shall be no closer than 7.5 metres from the point of intersection of two property lines at a street intersection.

5.4 LOADING PROVISIONS

When any new development occurs or when any existing use is changed, enlarged or increased in capacity, off-street vehicular lading and unloading spaces shall be provided and maintained in accordance with the following provisions:

1) The minimum size of an off-street loading space shall be:

a) for buildings with a gross floor area of 1400 square metres or less, a minimum area of 17 square metres and a minimum width of 3 metres;

b) for buildings with a gross floor area of more than 1400 square metres, a minimum area of 33.5 square metres, a minimum width of 3 metres and minimum clear height of 4.25 metres.

2) Loading spaces must be located either within or abutting the building containing the use.

3) No loading spaces shall be provided within a minimum front yard.

4) No loading spaces shall be provided within the minimum side yard on a lot abutting a residential use in the H - Hamlet Zone.

5) Loading spaces provided within the minimum side yard shall be open and uncovered.

6) The required off-street loading spaces are:

Uses	Required Spaces
a) For retail stores, restaurants, personal service establishments, service and repair shops, and all industrial and manufacturing uses	
1. of 100 to 800 square metres of gross floor area	1
2. of 801 to 2500 square metres of gross floor area	2
3. of 2501 to 10,000 square metres of gross floor area for each additional 2500 square metres or fraction thereof	1
4. of greater than 10,000 square metres of gross floor area for each additional 4000 square metres of fraction thereof	1
b) For offices, places of public assembly, public utilities, schools or similar uses	
1. of 100 to 3000 square metres of gross floor area	1
2. of over 3000 square metres for each additional 3000 square metres of gross floor area or fraction thereof	1

7) Every off-street loading space and access thereto shall be hard surfaced if the access thereto is from a street or lane which is hard surfaced. Where hard surfacing is provided or required it shall be constructed of concrete, asphalt or a similar durable, dust-free material.

SECTION 6

SPECIAL USE REGULATIONS

6.1 RESIDENTIAL OFFICES

Residential Offices are a permitted use in all zones subject to the following regulations:

a) There is no outside storage of material or equipment;

b) Only residents of the dwelling unit are employed in the office;

c) The use is restricted to the dwelling unit or accessory buildings;

d) No more than one business vehicle shall be parked on the premises.

6.2 HOME OCCUPATIONS

Home occupations are a permitted use in all zones subject to the following regulations:

a) Only residents of the dwelling unit are employed in the occupation being operated at the dwelling unit;;

b) The use is restricted to the dwelling unit or accessory building;

c) There is no outside storage of material or equipment;

d) The peace, quiet and dignity of the neighbourhood shall not be disturbed by dust, noise, smell, smoke or traffic generated by the use;

e) There shall be no mechanical equipment used except when ordinarily used for housekeeping purposes, or for any purpose normal to or reasonably consistent with the use of the dwelling;

f) No more than one business vehicle shall be parked at or in the immediate vicinity of the business.

g) Parking of vehicles of employees hired for off-site jobs shall not be permitted at or in the vicinity of the business.

h) There are no signs, either on or off the property, which display any form of advertising related to the home occupation except such advertising that is painted on the one business vehicle permitted to be parked on or in the immediate vicinity of the premises.

i) There shall be no retail sales from any portion of the property.

6.3 DAY CARE CENTRES

Where Day Care Centres are a discretionary use in a zone, they shall be subject to the following regulations:

a) All Day Care Centres must conform to the Day Care Regulations under "The Family Services Act, 1973" which shall govern the number of children cared for .

b) The applicant shall submit to the Councils of the City of Regina and of the Rural Municipality of Sherwood evidence of need for such a facility.

c) If located in an H - Hamlet zone, the most stringent lot area, coverage, frontage and yard regulations of that zone shall apply.

6.4 OUTDOOR STORAGE AND MAINTENANCE

a) Where permitted the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste on a lot shall be concealed from sight from adjacent lots, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position such that such materials are not visible from any point 1.5 metres or less above grade on any adjacent lot, street, lane or highway.

b) This section shall not limit the customary display of any commodities or goods intended and permitted to be sold on the lot, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises.

c) In no case shall any storage of materials as cited in this Section be permitted in the required front yard of any lot.

d) No outdoor storage of any kind shall be permitted in the H - Hamlet Zone.

SECTION 7

EXCEPTIONS

7.1 BUILDING AND STRUCTURE HEIGHT

7.1.1 Any height limitations of this Bylaw shall not apply to church spires, belfries, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, watertanks, bulkheads, radio, television or microwave towers and antenna and similar features or necessary mechanical appurtenances usually situated above the roof level. Such features, however, shall be erected only to such height or area as is necessary to accomplish the purpose they are to serve.

7.2 SIDE YARD VARIANCE

In the H - Hamlet Zone the minimum width of a required side yard may be reduced by one-half of the width of an abutting lane or road right-of-way, but in no case to less than 450 millimetres, provided that the total width of all side yards on the lot otherwise required shall be maintained.

7.3 REAR YARD VARIANCE

In the H - Hamlet Zone the minimum depth of rear yard required in this Bylaw may be reduced by the amount of one-half the width of any abutting public lane or utility right-of-way, but in no case shall the rear yard be less than 3.5 metres.

7.4 SITE COVERAGE IN H - HAMLET ZONE

In determining the maximum permitted site coverage or floor area ratio in the H - Hamlet zone, the area of any atrium incorporated into a dwelling unit shall not be included for the purposes of the calculation of site coverage.

7.5 FRONT YARD REDUCTIONS

Notwithstanding the minimum depth of front yard required according to this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

7.6 AREAS SPECIFICALLY DESIGNATED FOR A PARTICULAR USE

In addition to those uses permitted and/or discretionary in a particular zone as applied to a specific site, the following uses shall be permitted in the following locations. Only the use of land for such purpose is permitted by this Section and the most stringent site regulations established herein for such use and/or zone within the zone in which the use is otherwise situated shall be adhered to.

USE	LEGAL DESCRIPTION
Trailer Court	Parcel D, Plan No. F03655 (NE 1/4 of Section 36, Township 16, Range 20, W2M)
Salvage Yard	Parcel B, Plan No. 74R4717 (NW 1.4 of Section 18, Township 18, Range 19, W2M)
Vehicular Service or Repairs	Parcel A, Plan No. FR953 (NW 1.4 of Section 31, Township 18, Range 19, W2M)
Vehicular Service or Repairs	Parcel A, Plan No. FZ3699 (SE 1/4 of Section 36, Township 18, Range 20, W2M)
Dust Disposal Facility	NW 1/4 of Section 25, Township 18, Range 20, W2M

SECTION 8

REGULATION OF SIGNS

8.1 SCOPE

No sign structure shall hereafter be erected, enlarged, changed, or structurally altered except in conformity with the Building Bylaw, Section 2.7 of this Bylaw, and the following regulations.

8.2 GENERAL REGULATIONS

Notwithstanding any other provision of this Bylaw, the following general regulations shall apply to the situations stated and shall govern the same:

8.2.1 GOVERNMENT SIGNS

Signs erected by a duly constituted government body or organization solely for the protection, information, or direction of the public or erected to identify an establishment or public service clearly operated by a government agency shall not be restricted.

8.2.2 CONSTRUCTION SIGNS

Signs signifying the impending development of a property or the construction of a building shall be permitted in any zone provided that such sign(s) shall be temporary only, and shall conform to the provisions of the National Building Code.

8.2.3 REAL ESTATE SIGNS

Signs pertaining to the sale, lease or rental of a property or building shall be permitted in any zone provided that such sign(s) shall be erected on the property to which it pertains.

8.2.4 DIRECTIONAL SIGNS

Directional signs may be erected without a permit in any zone provided that such signs shall not exceed 0.9 square metres.

8.2.5 ADDRESS DESIGNATION

Address designations for any building or structure which denote only the numerical civic address and/or occupant may be erected without a permit provided that:

a) Such signs shall not exceed 0.6 square metres in area.

b) Such signs shall not emit flashing illumination.

8.2.6 ADVERTISING SIGNS

In any zone, signs advertising a use on a lot shall be permitted on the property which it pertains, and shall be subject to the following regulations:

	MAX. NO. OF SIGNS PERMITTED ON A SINGLE LOT	MAX. AREA OF ANY SINGLE DISPLAY SURFACE (m2)	MAXIMUM PERMITTED HEIGHT (m)
a) Drive-in Theatres	3	12*	7.5
b) All uses (excepting drive-in theatres) in the A and/or A(SP) zones	-	5	7.5
c) All uses in the H zone	2	3	7.5
d) All uses (excepting drive-in theatres) in the C zone	2	6	7.5
e) All uses (excepting drive-in theatres) in the I zone	-	9	7.5

* The display area of a permitted sign on any one lot may be increased by combining the permitted display area of two of the three singularly permitted signs.

SECTION 9

ZONE REGULATIONS

9.1 A - AGRICULTURAL ZONE REGULATIONS

The following regulations apply to uses in the A zone:

a) Minimum Required Lot Area

The minimum required lot area for uses in the A zone shall be 64.5 hectares, except in the following cases:

USE	MINIMUM REQUIRED LOT AREA
Storage, handling, loading, distribution, sales and/or shipping facilities for agricultural produce, equipment and supplies; the extraction from the land of minerals which occur in nature, including the associated operations of stock-piling, crushing, milling, drilling, washing and grading of said minerals; yarding, storage, operation and maintenance of railway rolling stock; radio, television and microwave towers; animal shelters.	0.40 ha
Public Recreational Areas and open space facilities; Schools, Churches; Greenhouses; Landscape Nursery-stock farms; Gun clubs; Riding schools and/or clubs; Market Gardens, Correction Centres.	1.20 ha
Feed Lots, Drive-in theatres; Small Acreage Agricultural Uses; Cemeteries; Campgrounds	4.00 ha

b) Minimum Required Lot Frontage

The minimum required lot frontage for uses in the A zone is a follows:

1. Drive-in theatres - 180m

2. Other Uses:

   - For lots fronting on Municipal roads (excluding corner lots) - 30m.

   - For corner lots fronting on Municipal roads - 90m.

   - For lots fronting on Provincial Highways (excluding corner lots) - 60m.

   - For corner lots fronting on Provincial Highways - 90m.

c) Minimum Required Front Yard Setback

The minimum required front yard setback for uses in the A zone is as follows:

1. Drive-in theatres - 90m.

2. Other Uses:

   - For lots fronting on Municipal roads - 36m.

   - For lots fronting on Provincial Highways - 80m.

d) Minimum Required Rear Yard Depth

The minimum required rear yard depth for uses in the A zone is as follows:

1. Drive-in theatres - 15m.

2. Other Uses - 7.5m.

e) Minimum Required Side Yard Widths

The minimum required side yard widths for uses in the A zone are as follows:

USE	SINGLE SIDE YARD WIDTH	TOTAL SIDE YARD WIDTH
1. Drive-in theatres	15m	30m
2. Other Uses		
- For lots abutting road allowances	60m for side yard abutting road allowance	67.5m
- Other	7	15m

9.2 H - HAMLET ZONE REGULATIONS

The following regulations apply to uses in the H zone:

Use	Minimum Lot Area	Minimum Lot Frontage (m)	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Minimum Yards				Maximum Height
					Front (m)	Rear (m)	Single Side (m)	Total Side (m)	
Detached, Semi-detached, and duplex dwellings; rooming houses; General Commercial uses.	$550m^2$	15	50%	0.75	6	6	1.2	2.5	Controlled by FAR
Schools	1.2ha	30	50%	0.75	6	6	3	6	Controlled by FAR
Other Uses	$930m^2$	30	50%	0.75	6	6	3	6	Controlled by FAR

9.3 A(SP) - SPECIAL AGRICULTURAL ZONE REGULATIONS

The regulations applying to uses in the A(SP) zone are the same as those affecting the applicable uses described in the A - Agricultural Zone. Other uses are regulated by the Department of Transport.

9.4 C - COMMERCIAL ZONE REGULATIONS

The following regulations apply to uses in the C zone:

Use	Minimum Lot Area (ha)	Minimum Lot Frontage (m)	Maximum Lot Coverage	Minimum Yards				Maximum Height (m)
				Front (m)	Rear (m)	Single Side (m)	Total Side (m)	
Drive-in, theatres	4	180	65%	90	15	15	30	15
Other uses	0.60	30	65%	1 For lots fronting on a municipal road 30	7.5	1 For corner lots; side yard abutting road allowance 15 Other side yard 7.5	1 For corner lots 22.5	15
				2 For lots fronting on a Provincial highway 50		2 Other cases 7.5	2 Other cases 15	

9.5 I - INDUSTRIAL ZONE REGULATIONS

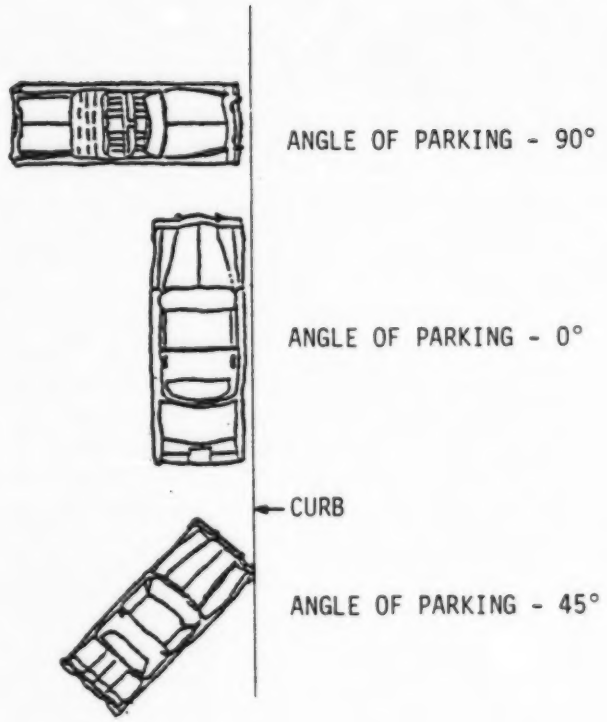
The following regulations apply to uses in the I zone:

Use	Minimum Lot Area (ha)	Minimum Lot Frontage (m)	Maximum Lot Coverage	Minimum Yards				Maximum Height (m)
				Front (m)	Rear (m)	Single Side (m)	Total Side (m)	
Drive-in theatres	4	180	-	90	15	15	30	15
Other uses	1 (except) Service Stations which may be a minimum of 0.2ha)	30	50%	1. For lots in the N. 1/2 13-18-20-W2M, S.W. 1/4 24-18-20-W2M, S.W. 1/4 18-18-19-W2M: 15		1. For lots in the N. 1/2 13-18-20-W2M, S.W. 1/4 24-18-20 W2M, S.W. 1/4 18-18-19-W2M: a) For corner lots: - Side yard abutting road allowance -15m - Other side yard -7.5m b) Other cases - 7.5m		15
				2. Other areas: a) For lots fronting on a municipal road 30 b) For lots fronting on a provincial highway 50	7.5	2. Other Areas a) For corner lots - sideyard abutting road allowance - 30m - other side yard - 15m b) Other cases - 15m	Sum of applicable single side yard requirement	

SECTION 9.6

PARKING AREA DRIVEWAY STANDARDS

ANGLE OF PARKING	MINIMUM SINGLE DRIVEWAY WIDTH
0°	4 metres
30°	4 metres
45°	4 metres
60°	5.5 metres
90°	7.5 metres



SCHEDULE A

USES SPECIFICALLY MENTIONED OR DEFINED

Abattoirs
Animal Hospitals
Animal Shelters
Auctioneering Establishments

Banks
Builders' Yards or Shops

Campgrounds
Cemeteries
Child and Adult Care Homes
Churches
Confectionary Stores
Commercial Amusement Parks
Community Centres
Contractors' Yards or Shops
Correction Centres

Day Care Centres
Dental Offices or Clinics
Display and Sales of Prefabricated or
Prepackaged Homes
Drive-in Theatres
Dwelling Units
Dwelling Units - Detached
Duplex
Semi-detached

Enclosed Ice Skating, Hockey or Curling Rinks
Extraction from the land of minerals which occur in nature

Fabrication
Farm implement or Large Equipment or Machinery Sales, Rentals
Servicing or Repairs
Farms
Feed Lots

Golf Courses
Golf Driving Ranges
Greenhouses
Gun Clubs

Home Improvement Centres
Home Occupations

Industrial Laboratories

Landscape Nursery-Stock Farms

Maintenance and Operation of Private and Public Aircraft
Manufacturing
Market Gardens
Meat or Poultry Products Packing or Processing
Medical Offices or Clinics
Microwave Towers
Mobile Homes
Mobile Homes Sales, Rentals, Services or Repairs
Motels

Nuclear Generating or Processing Plants

Open Space Facilities

Personal Service Establishments
Places for Public Assembly
Processing
Public Recreational Areas
Residential Offices
Radio Towers
Recreational Vehicle Sales, Rentals, Services or Repairs
Restaurants
Retail Stores
Riding Clubs
Riding Schools
Rooming Houses

Public Uses

Salvage Yards
Schools
Service or Repair Shops
Service Stations
Shopping Centres
Small Acreage Agricultural Uses
Storage, Handling, Loading, Distribution, Sales and/or Shipping Facilities for Agricultural Produce, Equipment and Supplies
Storage, Handling, Loading, Distribution and/or Shipping Facilities for Petroleum Products and Fuels

Television Towers
Trailer Courts
Trailer Sales, Rentals, Services or Repairs
Truck Terminals

Vehicular Sales, Services, Rentals or Repairs
Veterinary Clinics

Yarding, Storage, Operation or Maintenance of Railway Rolling Stock

FORM 'A'

CITY OF REGINA

BUILDINGS & CIVIC PROPERTIES DEPARTMENT

APPLICATION FOR: DEVELOPMENT PERMIT _____ PERMITTED _____
(RURAL MUNICIPALITY OF SHERWOOD).

DISCRETIONARY _____

BUILDING OR SITE ADDRESS	LEGAL DESCRIPTION SECTION TOWNSHIP RANGE LOT	ZONE
	BLK SUB	

PROPOSED USE OF BUILDING SITE _____

_____

OWNER _____

ADDRESS _____ TELEPHONE _____

COUNCIL APPROVAL DATES 1. CITY OF REGINA _____ 2. RURAL MUNICIPALITY OF SHERWOOD _____

CONDITIONS OF APPROVAL _____

_____

_____

_____

_____

_____

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City and Rural Municipality of Sherwood Bylaws and/or Provincial Regulations.

It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all City and Rural Municipality of Sherwood Bylaws and/or Provincial Regulations.

ZONING APPROVED

_____ _____
Date

_____ _____
City of Regina Director of Buildings & Civic Properties — Date

_____ _____
Secretary Treasurer of Rural Municipality of Sherwood #159 — Date

NO CONSTRUCTION SHALL COMMENCE WITHOUT A BUILDING PERMIT

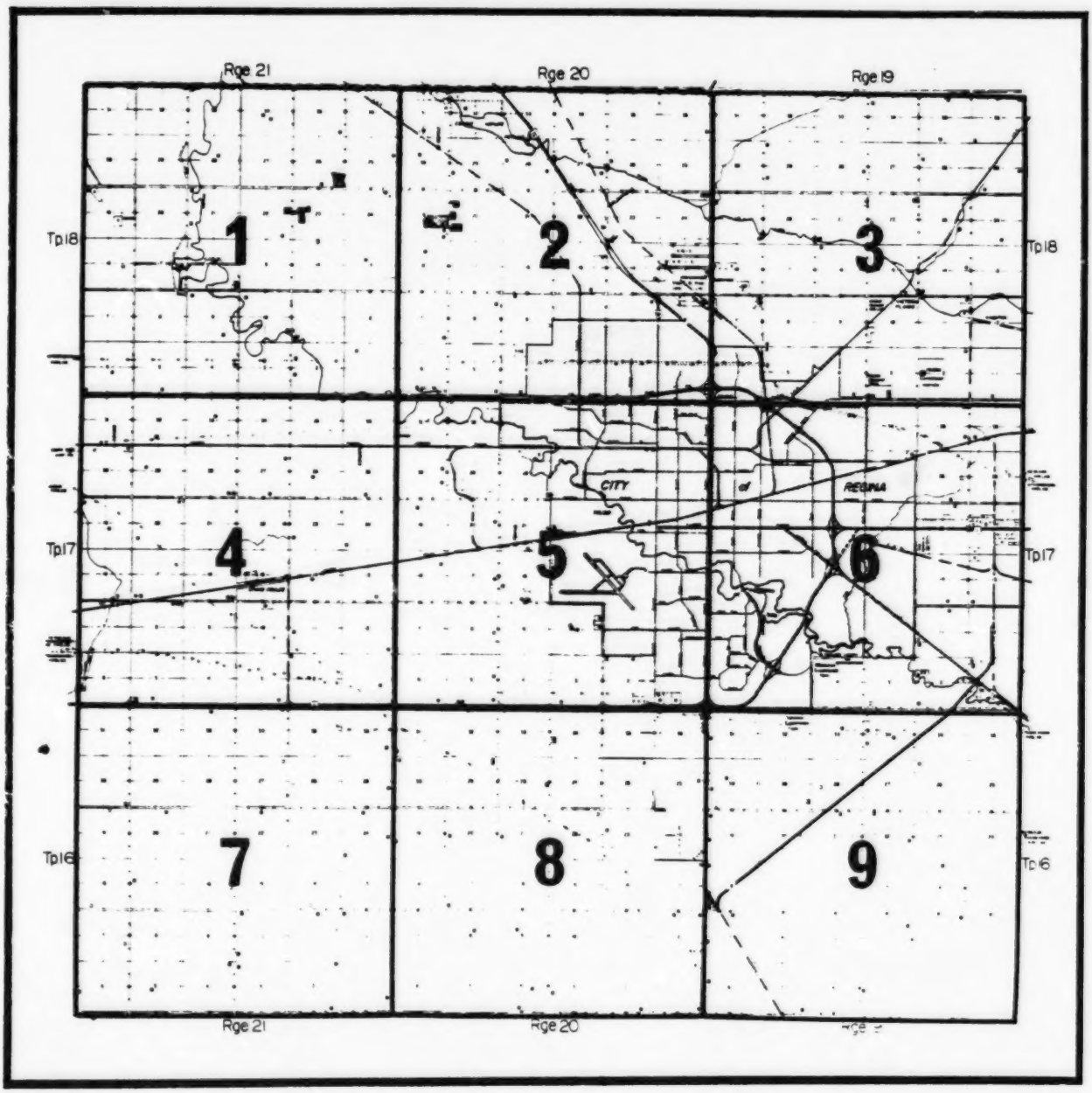
_____ _____
Signed Owner or Agent — Date

SECTION 10

M A P S

R.M. of SHERWOOD No. 159
ZONING BYLAW

Map Index



	REVISIONS	
	Bylaw No.	Date

N

R.M. of SHERWOOD Nº. 159
ZONING BYLAW

LEGEND

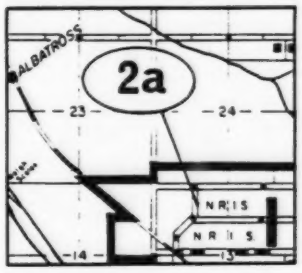
A ..... Agriculture

A(sp) ... Special Agriculture

C ..... Commercial

H ..... Hamlet

I ..... Industrial



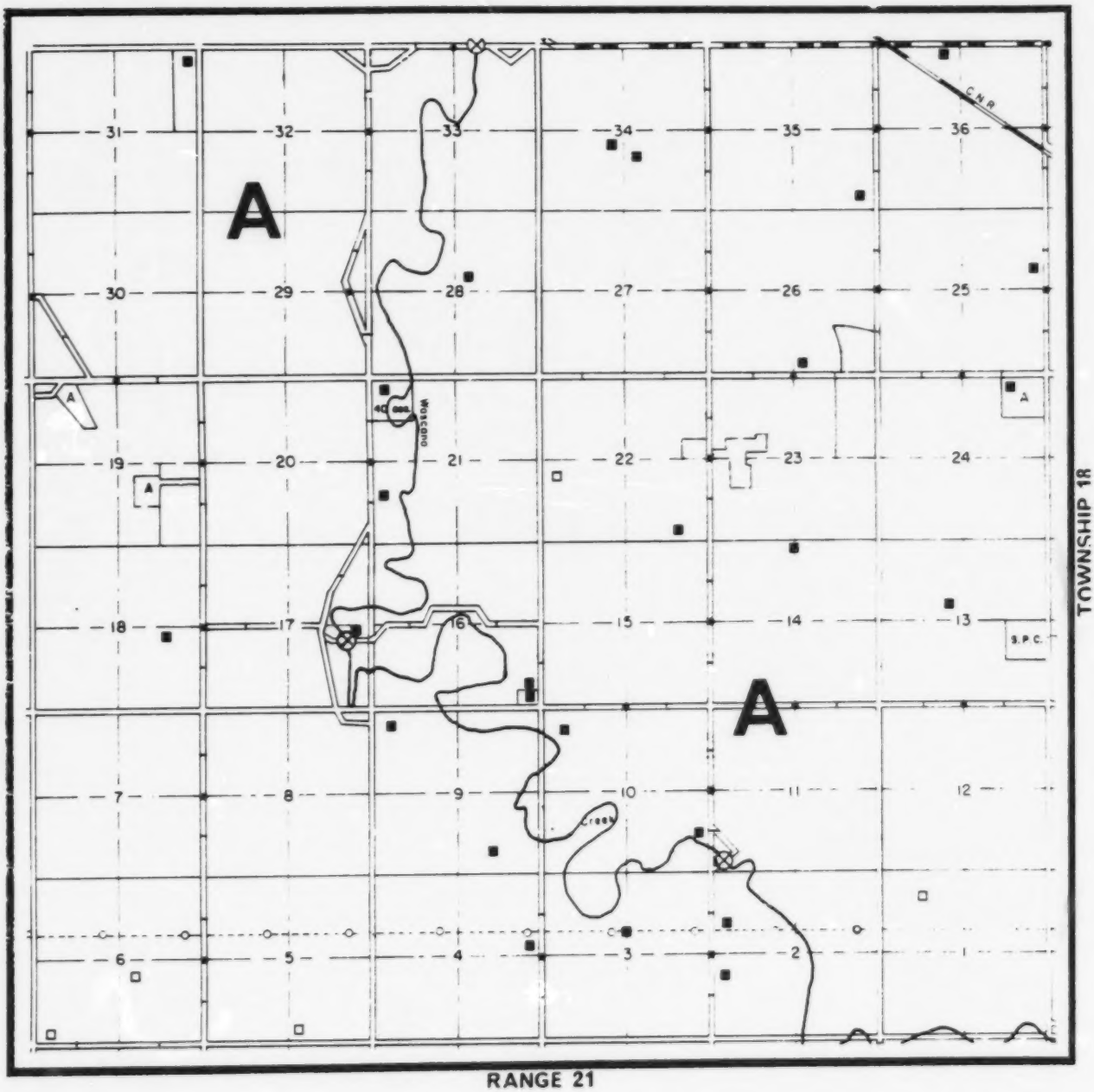
TYPICAL DETAIL

Denotes map number of Detail indicated

	REVISIONS	
	Bylaw Nº.	Date

R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 1



TOWNSHIP 18

RANGE 21

	REVISIONS	
Tp. 18	Bylaw No.	Date
Rge. 21		
Mer. W2		

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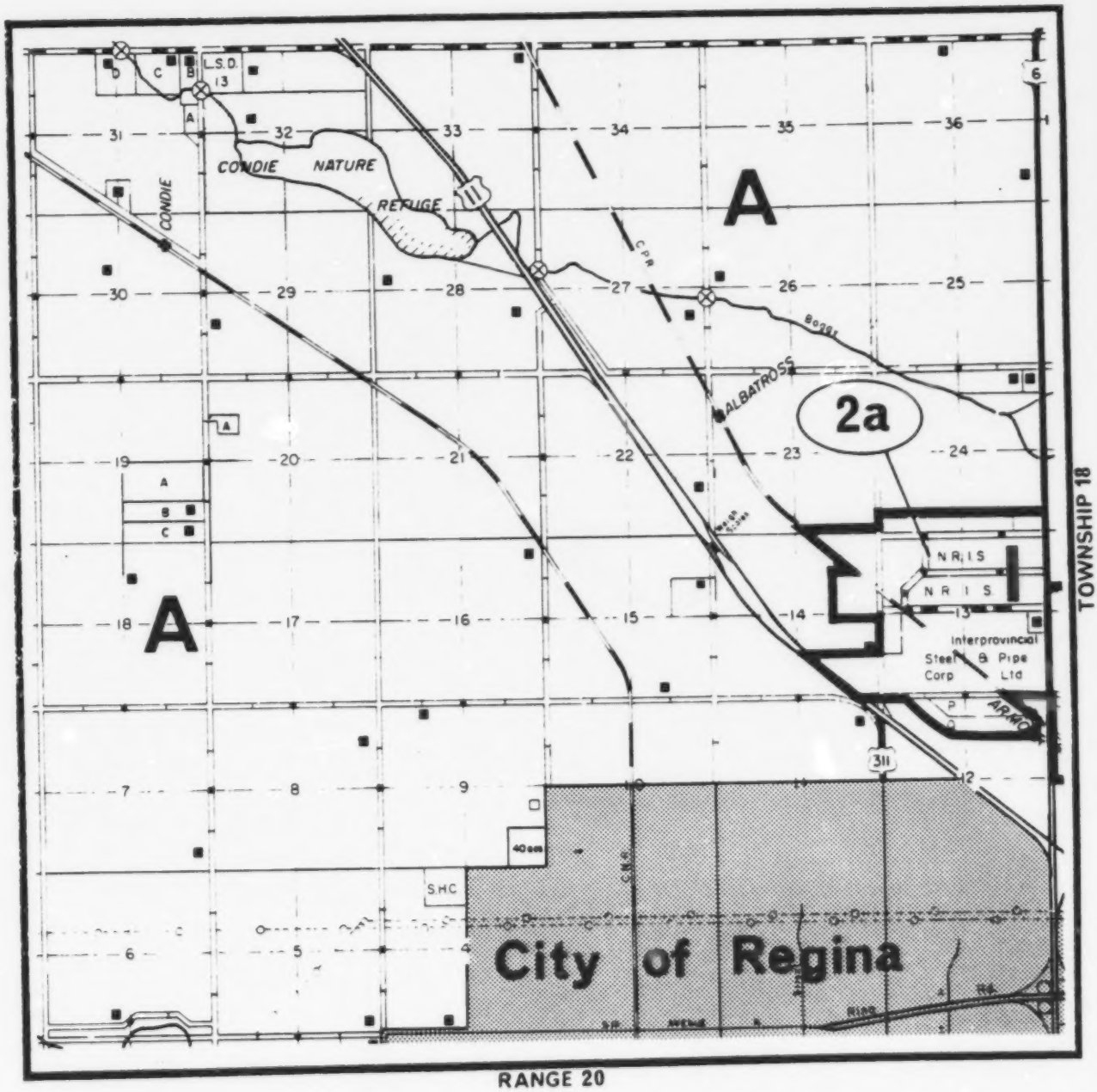
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 2



	REVISIONS	
	Bylaw No.	Date
Tp. 18		
Rge. 20		
Mer. W2		

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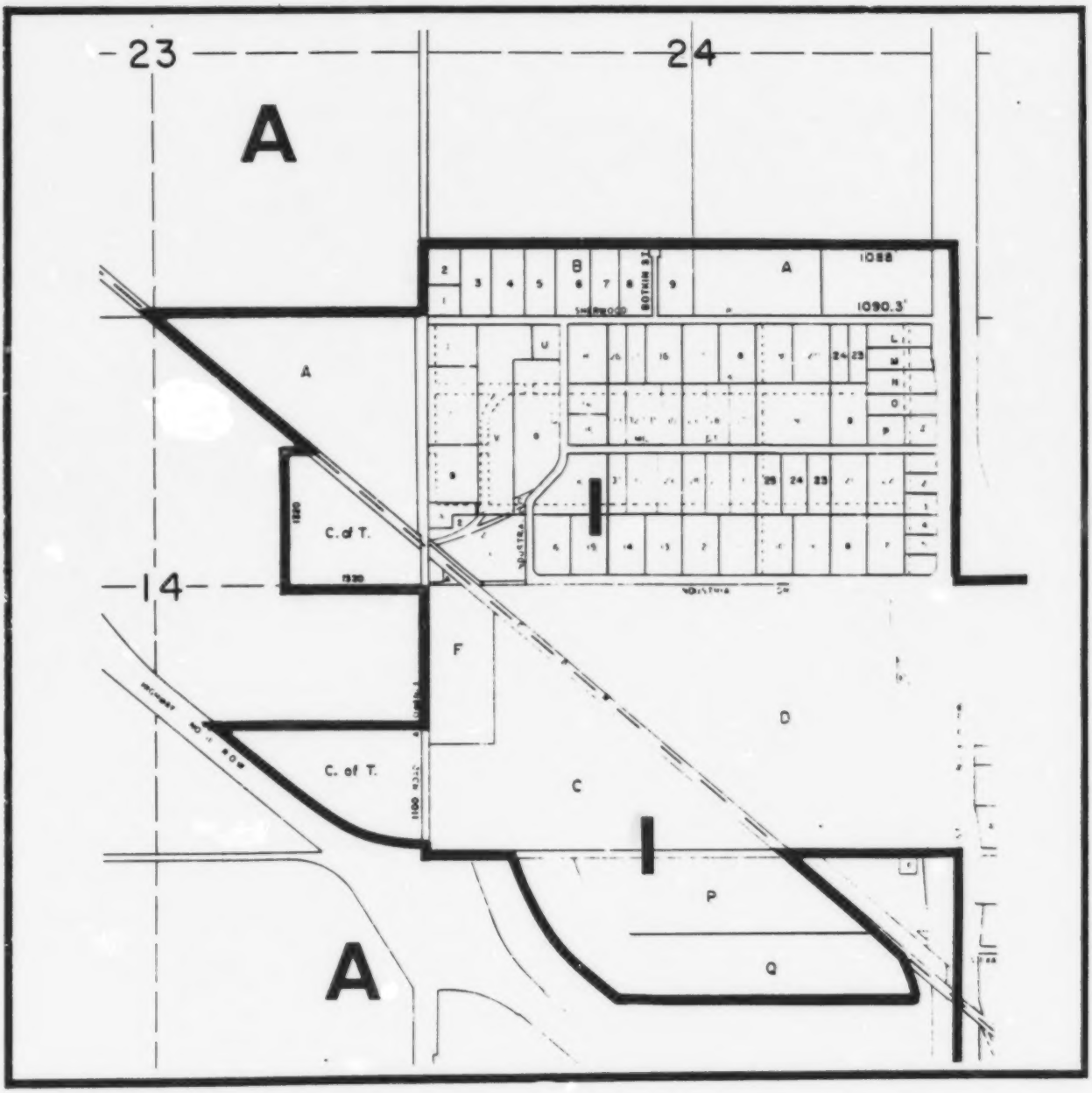
500 2000

R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 2a



	REVISIONS	
	Bylaw No.	Date

Tp. 18

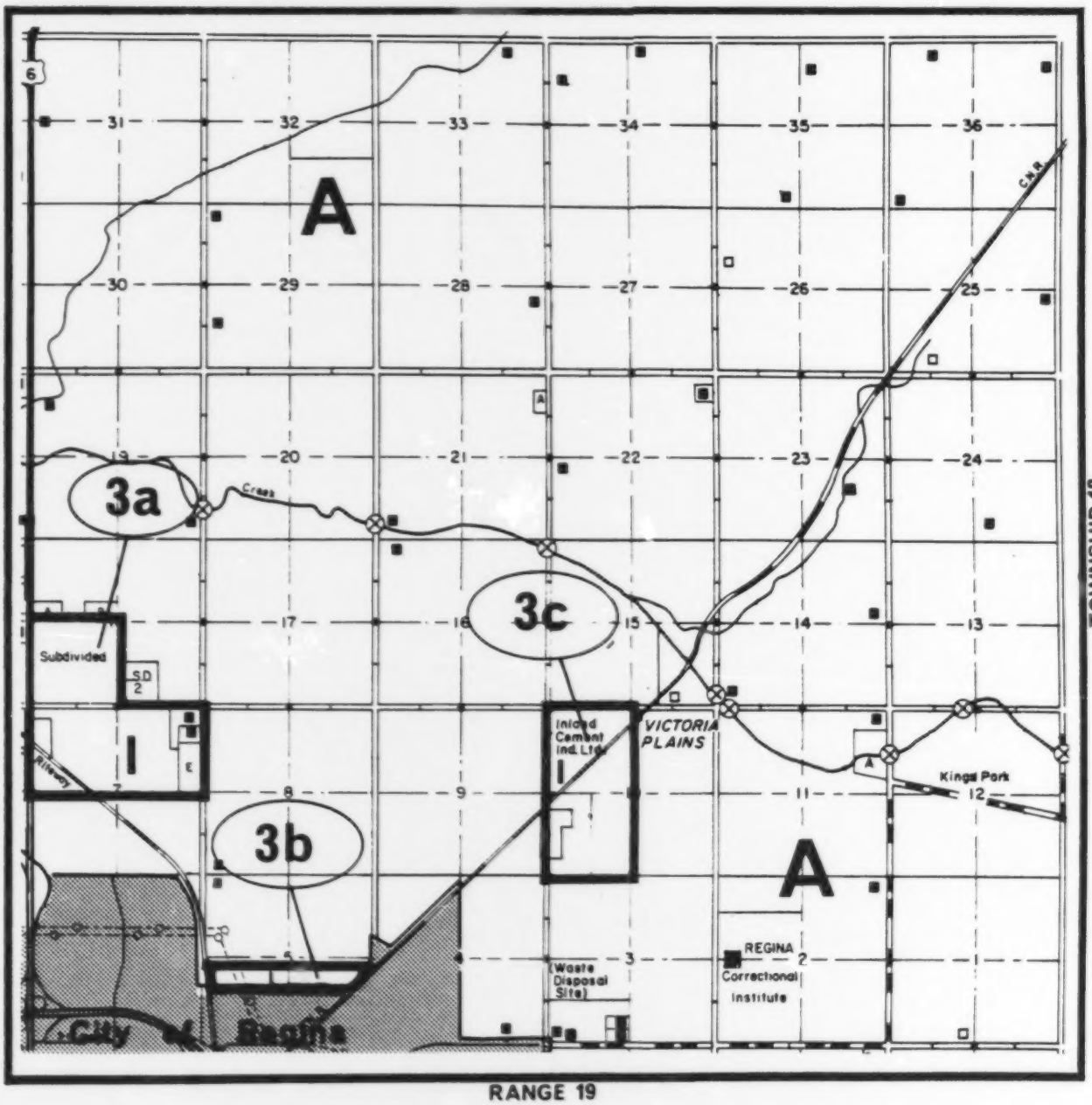
Rge. 20

Mer. W2

N

R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 3



	REVISIONS	
	Bylaw No.	Date
Tp. 18		
Rge. 19		
Mer. W2		

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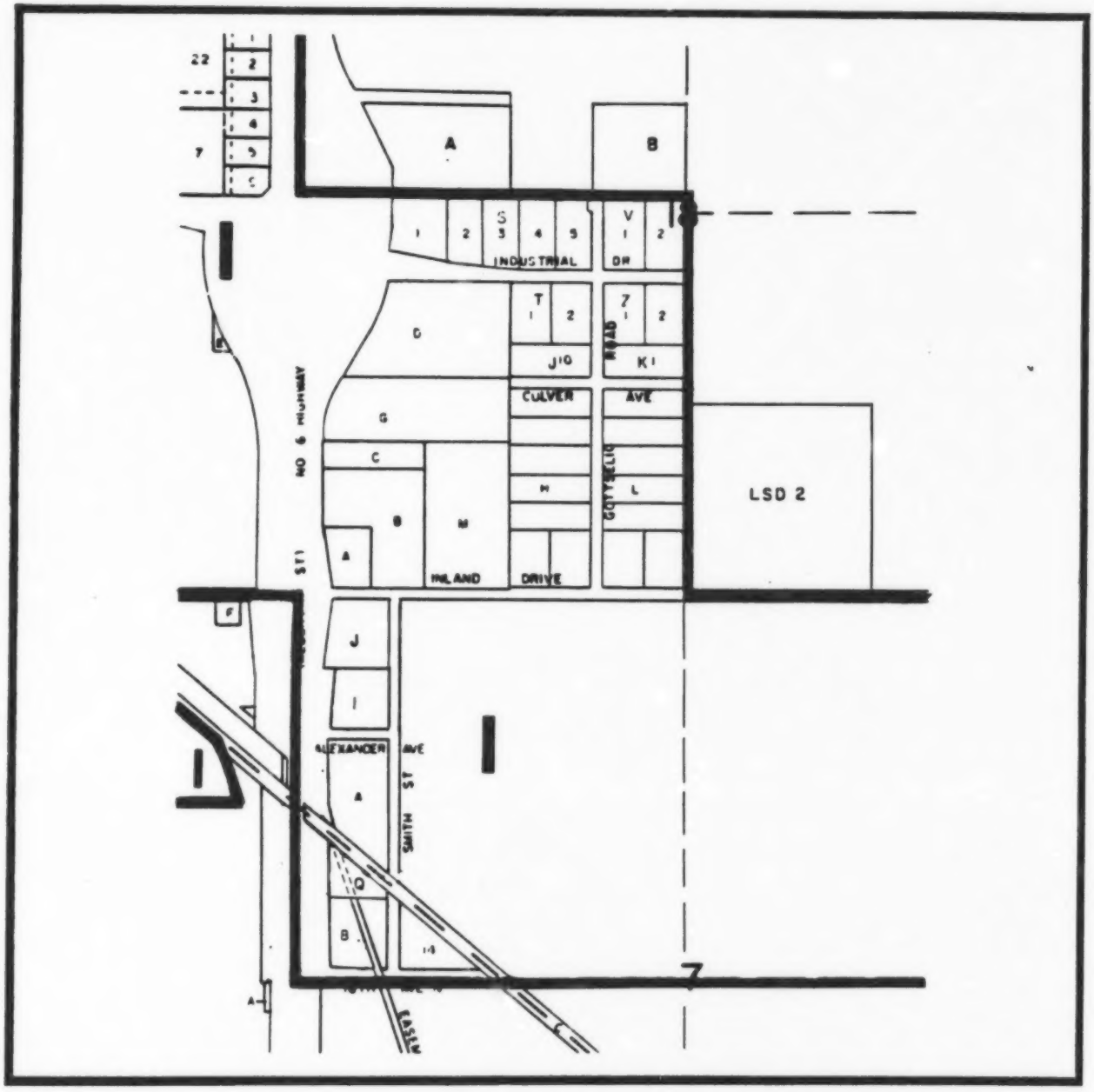
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 3a



Tp. 18	REVISIONS		N
Rge. 19	Bylaw No.	Date	
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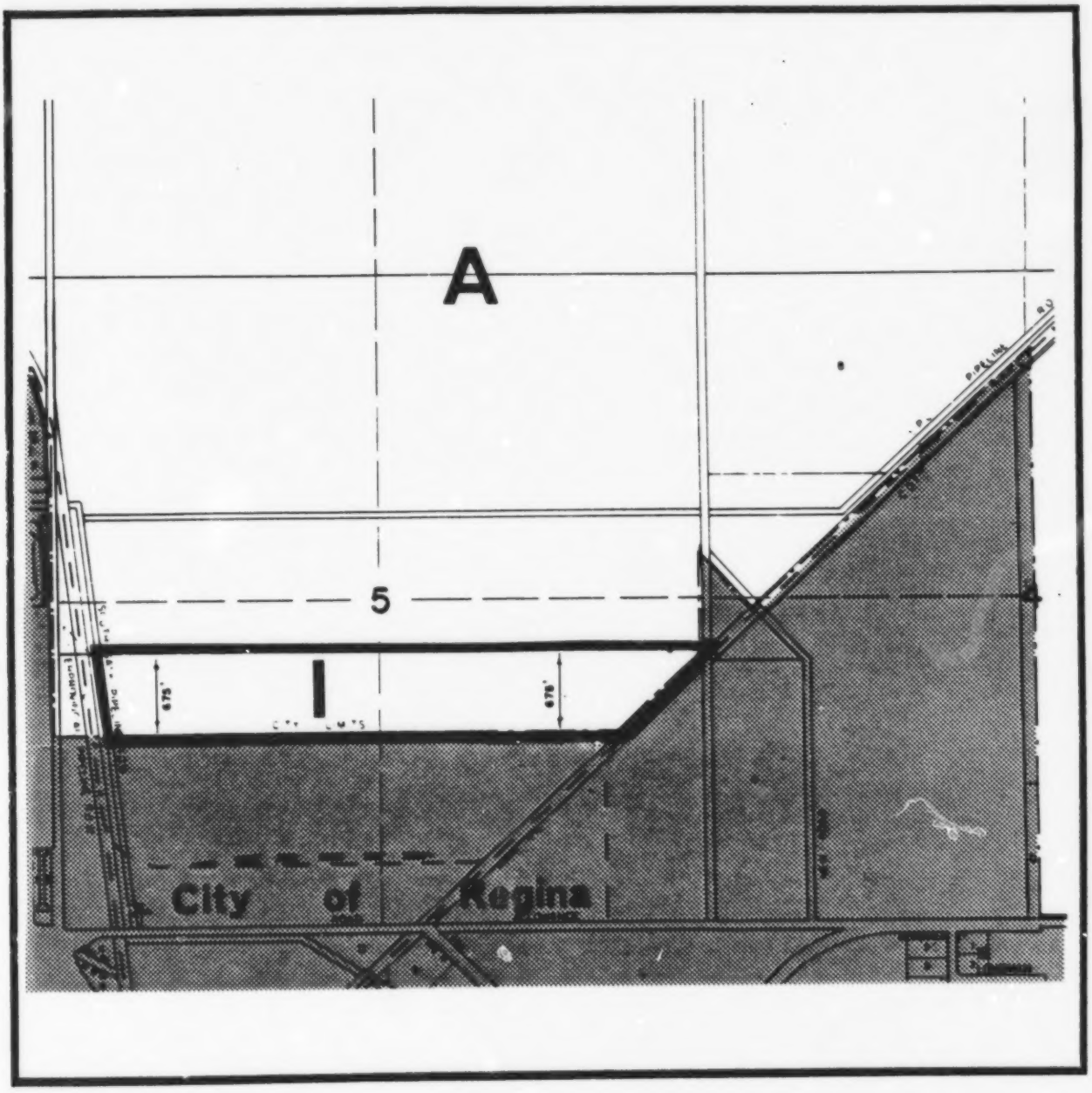
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 3b



	REVISIONS	
	Bylaw No.	Date
Tp. 18		
Rge. 19		
Mer. W2		

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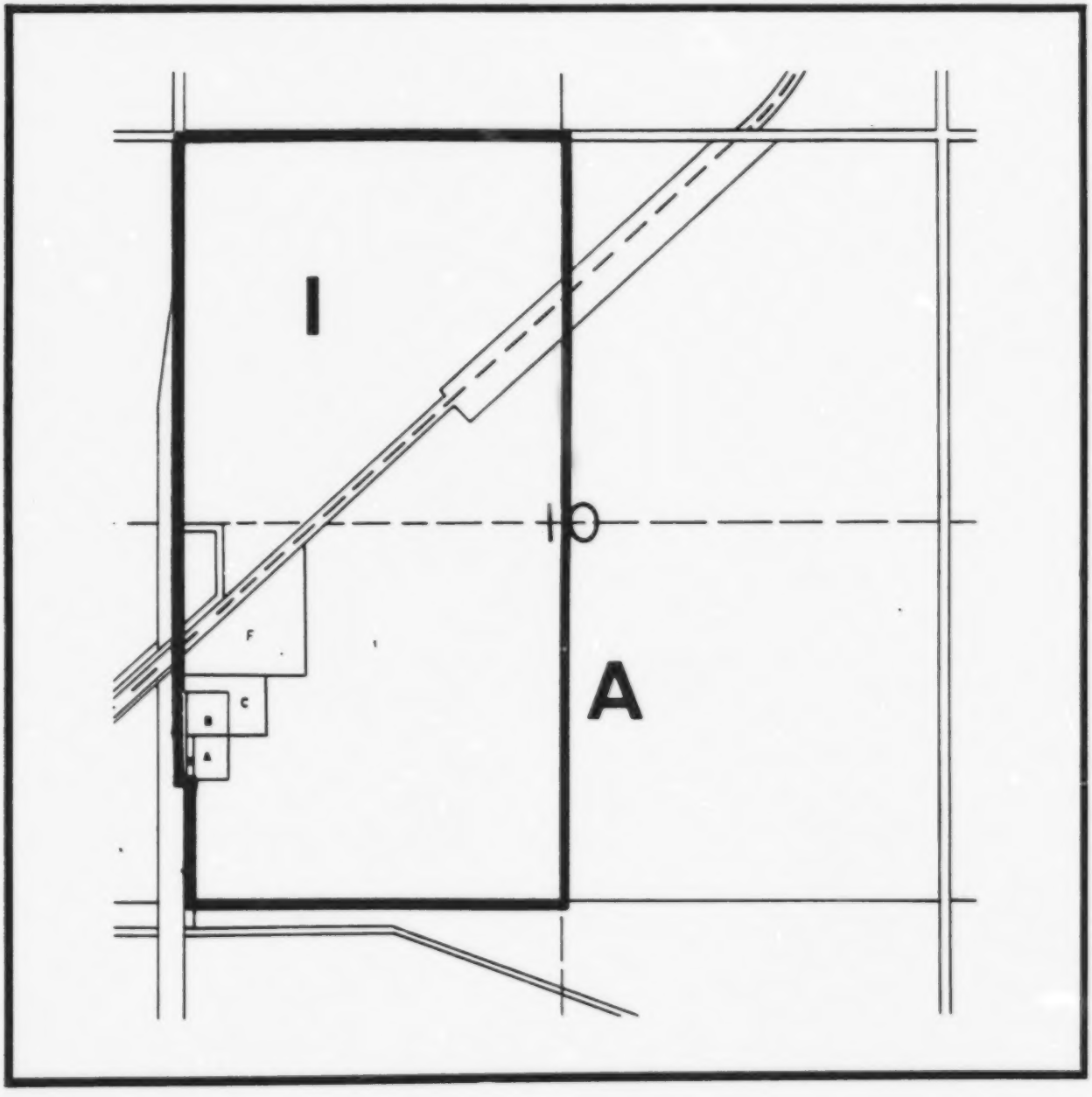
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 3C



	REVISIONS	
Tp. 18	Bylaw No.	Date
Rge. 19		
Mer. W2		

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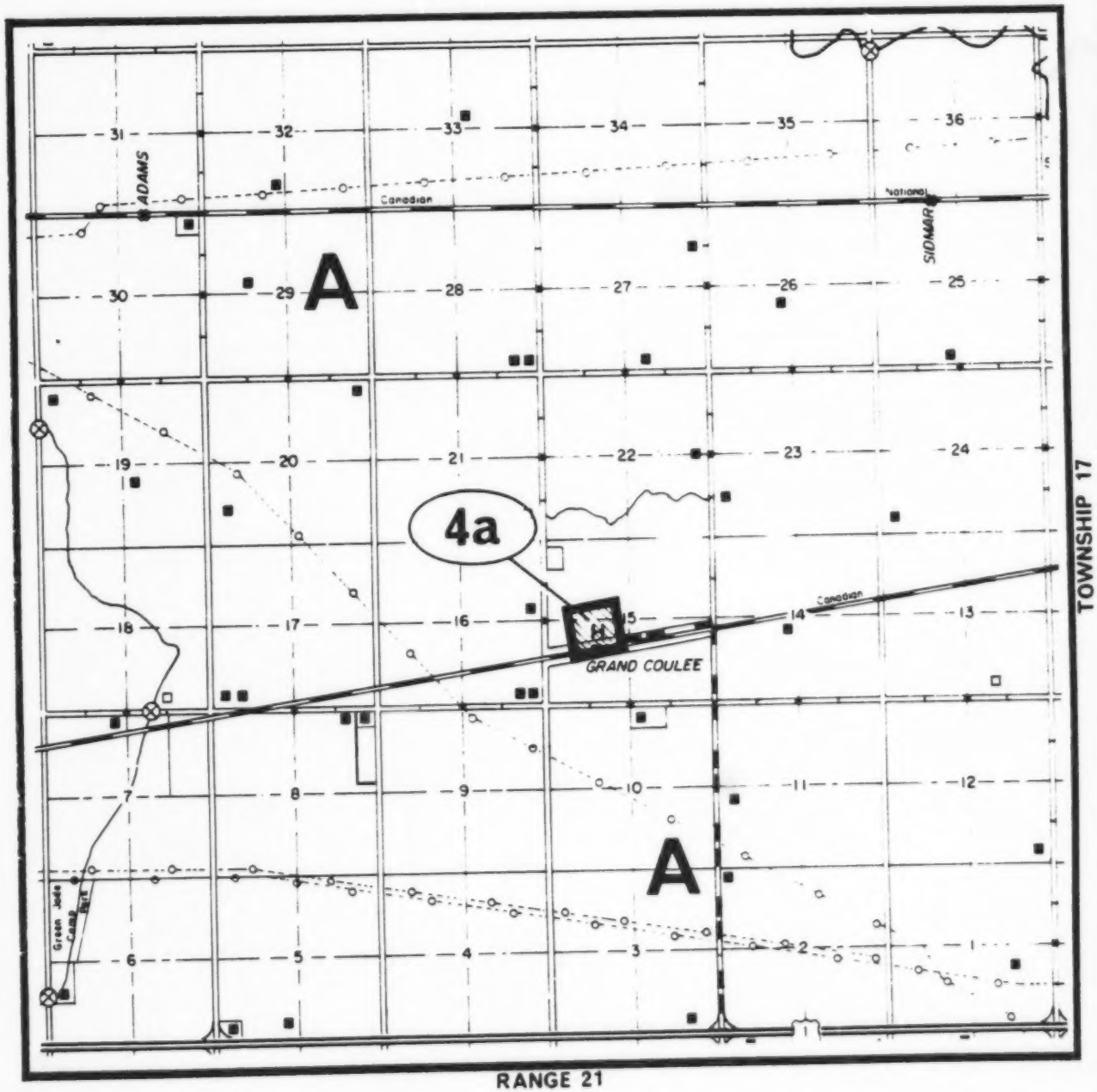
Map 4



	REVISIONS	
	Bylaw No.	Date

Tp. 17

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Mer. W 2

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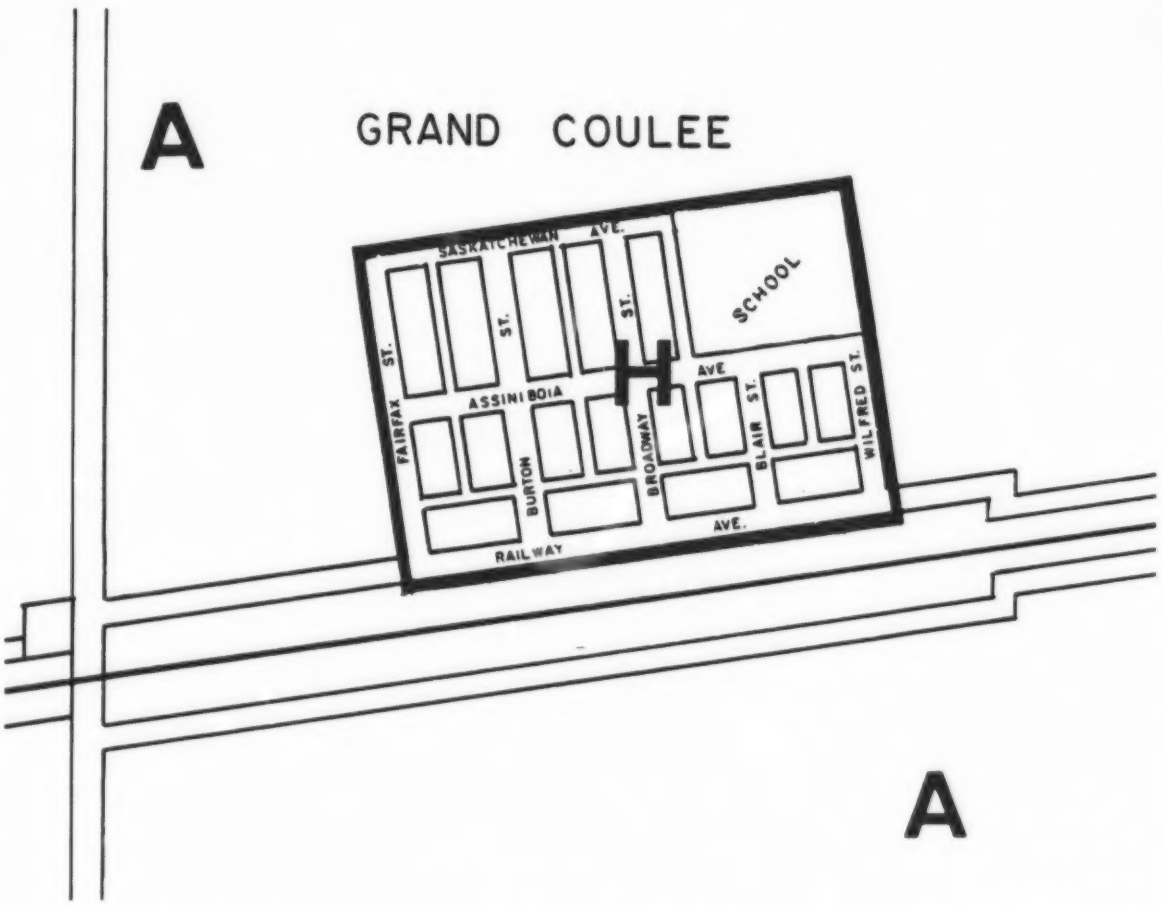
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 4a



	REVISIONS	
Tp. 17	Bylaw No.	Date
Rge. 21		
Mer. W2		

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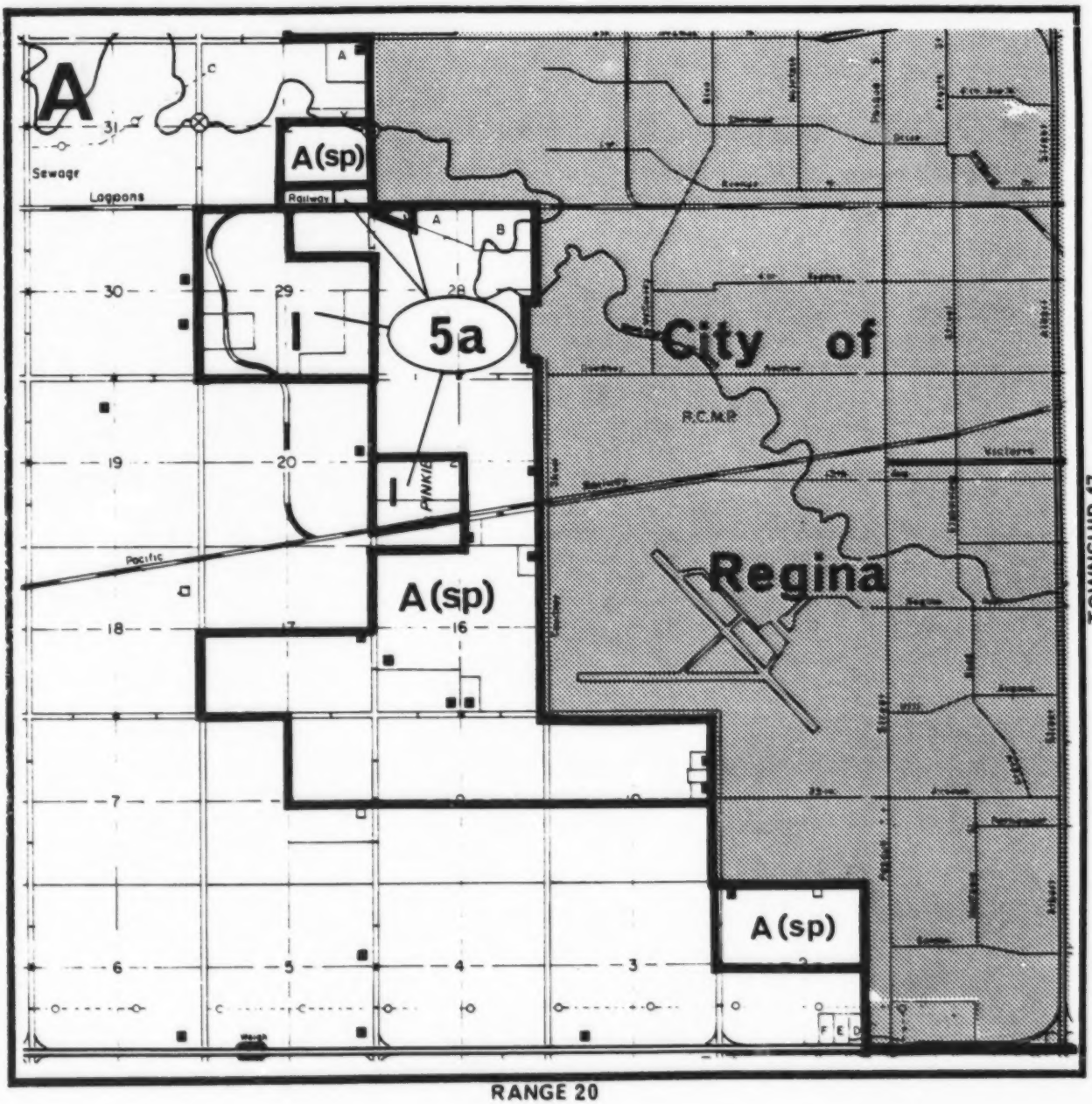
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 5



RANGE 20

	REVISIONS	
Tp. 17	Bylaw No.	Date
Rge. 20		
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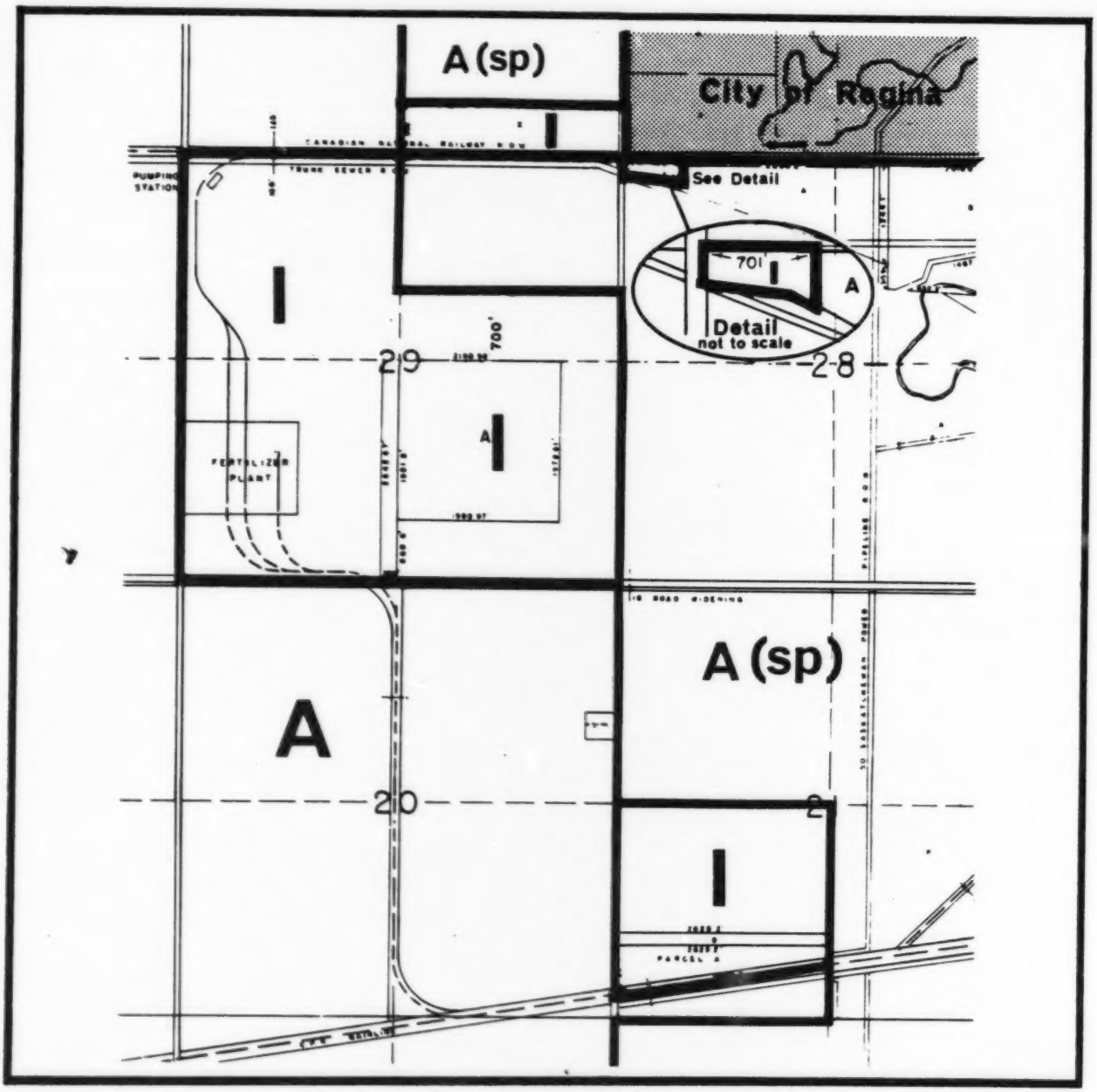
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 5a



	REVISIONS	
Tp. 17	Bylaw No.	Date
Rge. 20		
Mer. W2		

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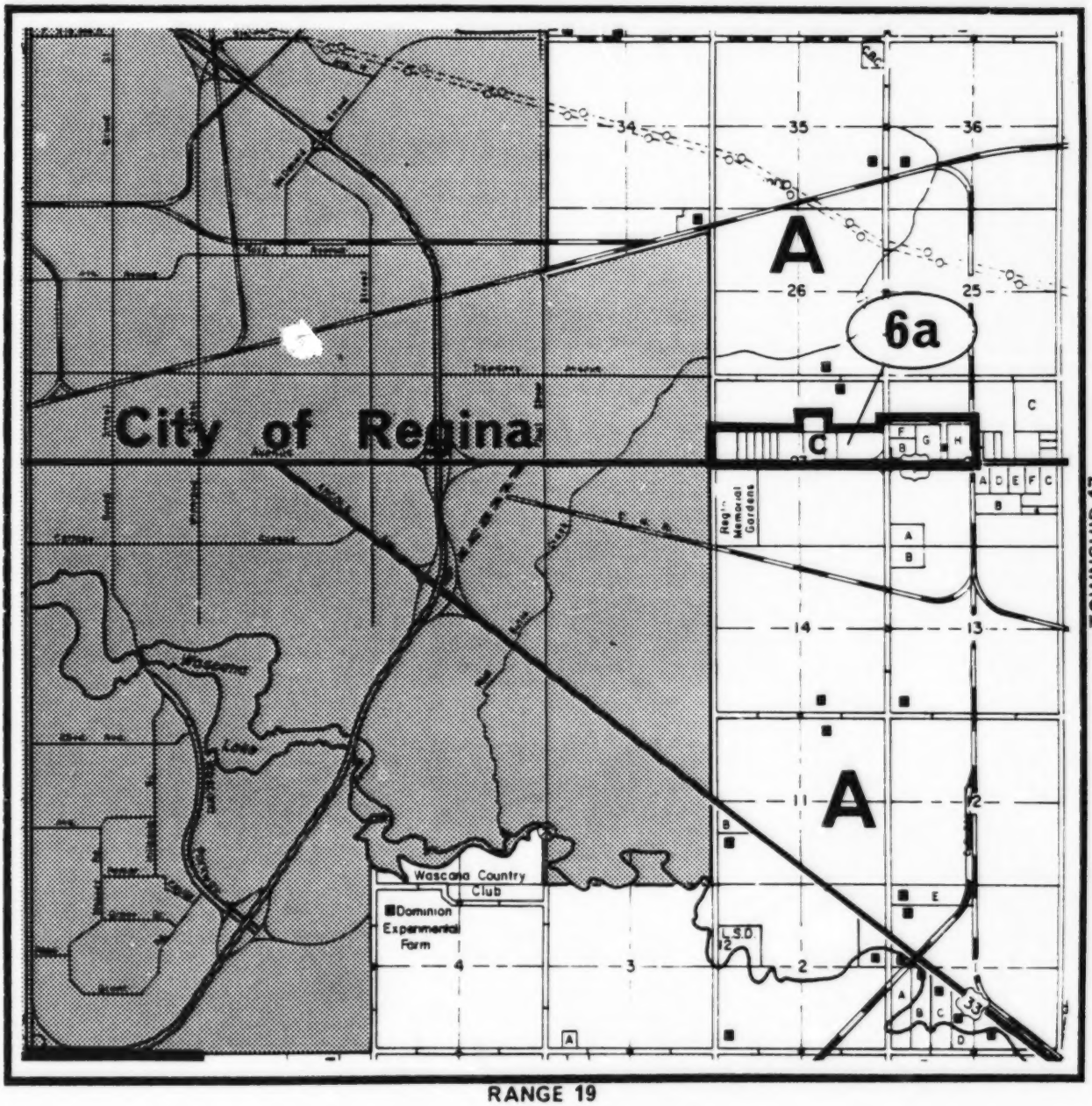
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 6



	REVISIONS	
Tp. 17	Bylaw No.	Date
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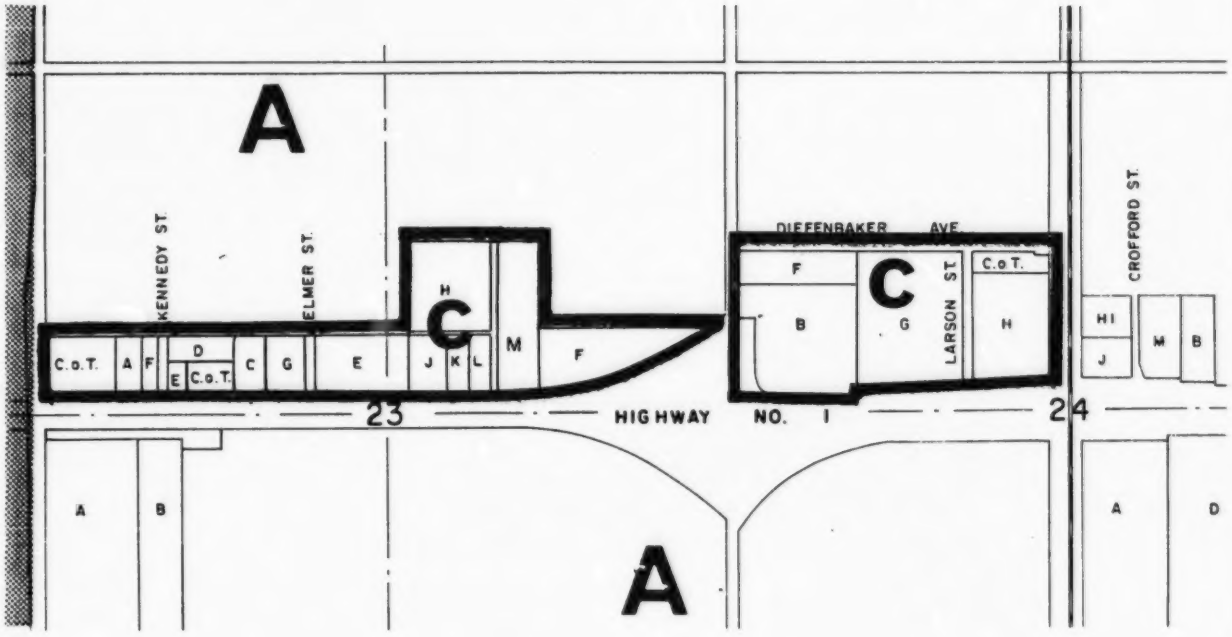
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 6a



	REVISIONS	
Tp. 17	Bylaw No.	Date
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R.M. of SHERWOOD No. 159
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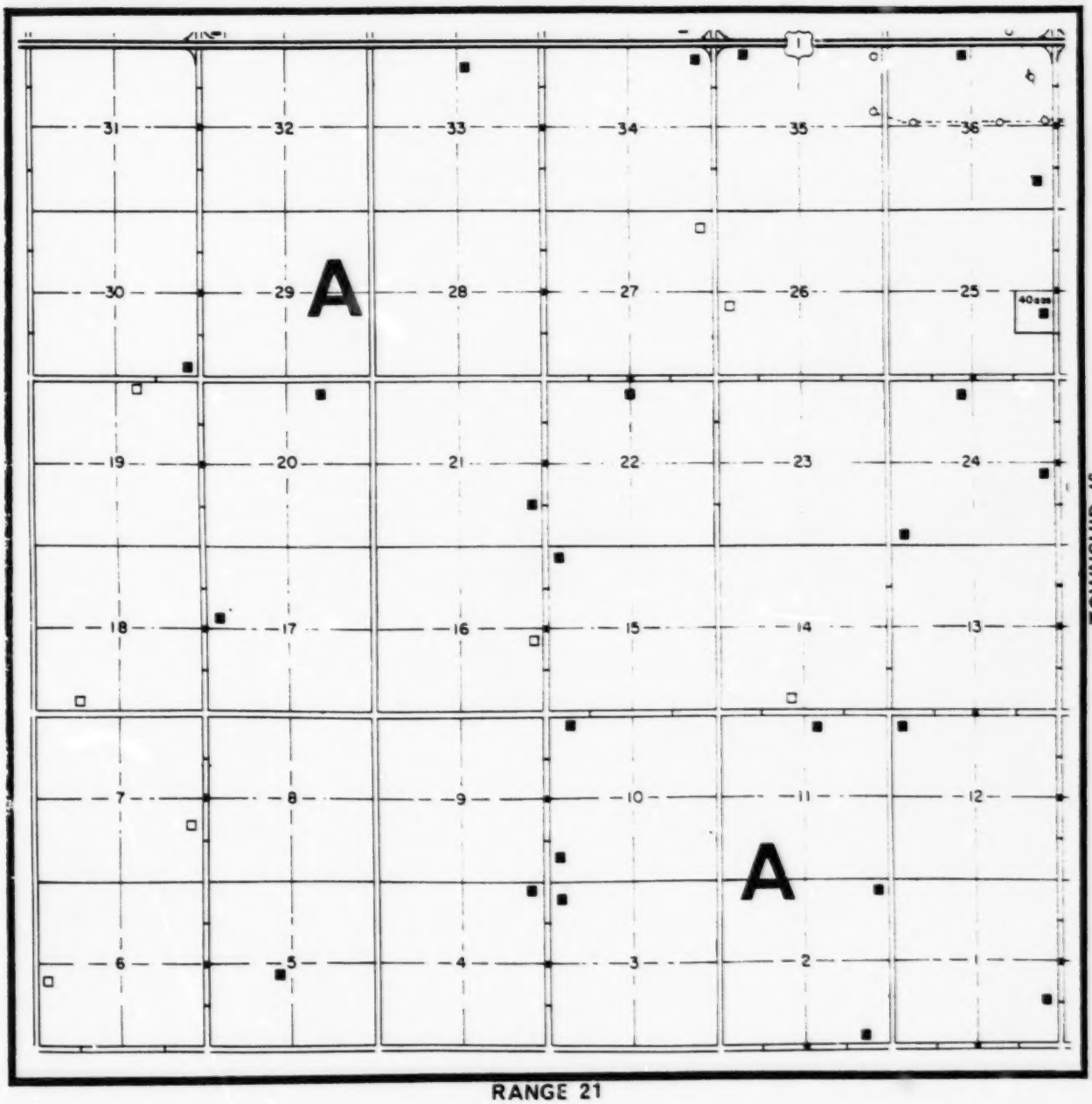
Map 7



TOWNSHIP 16

RANGE 21

	REVISIONS	
Tp. 16	Bylaw No.	Date
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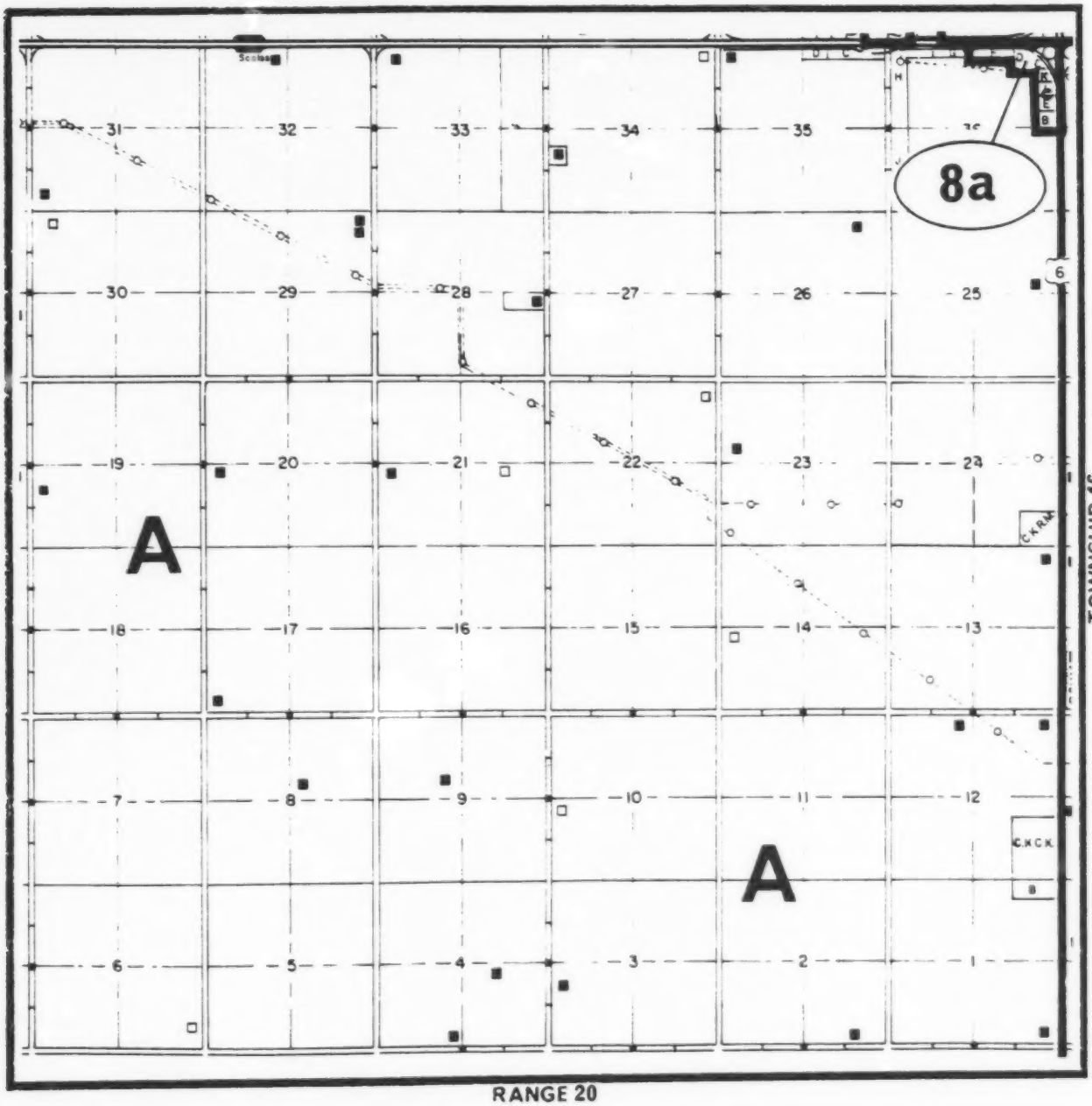
Map 8



Tp. 16	REVISIONS	
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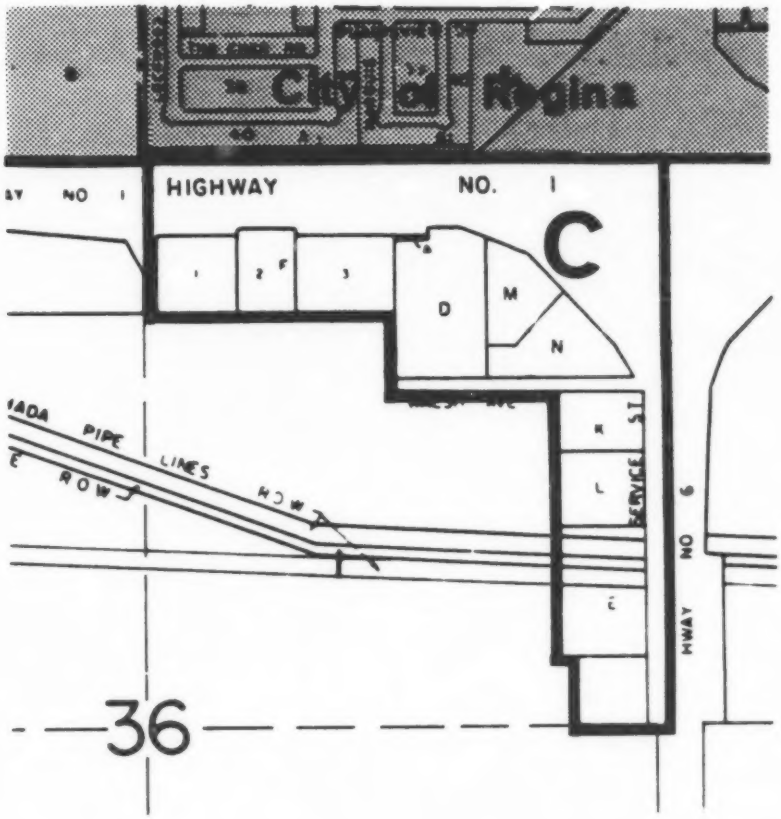
Map 8a



	REVISIONS	
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R.M. of SHERWOOD No. 159
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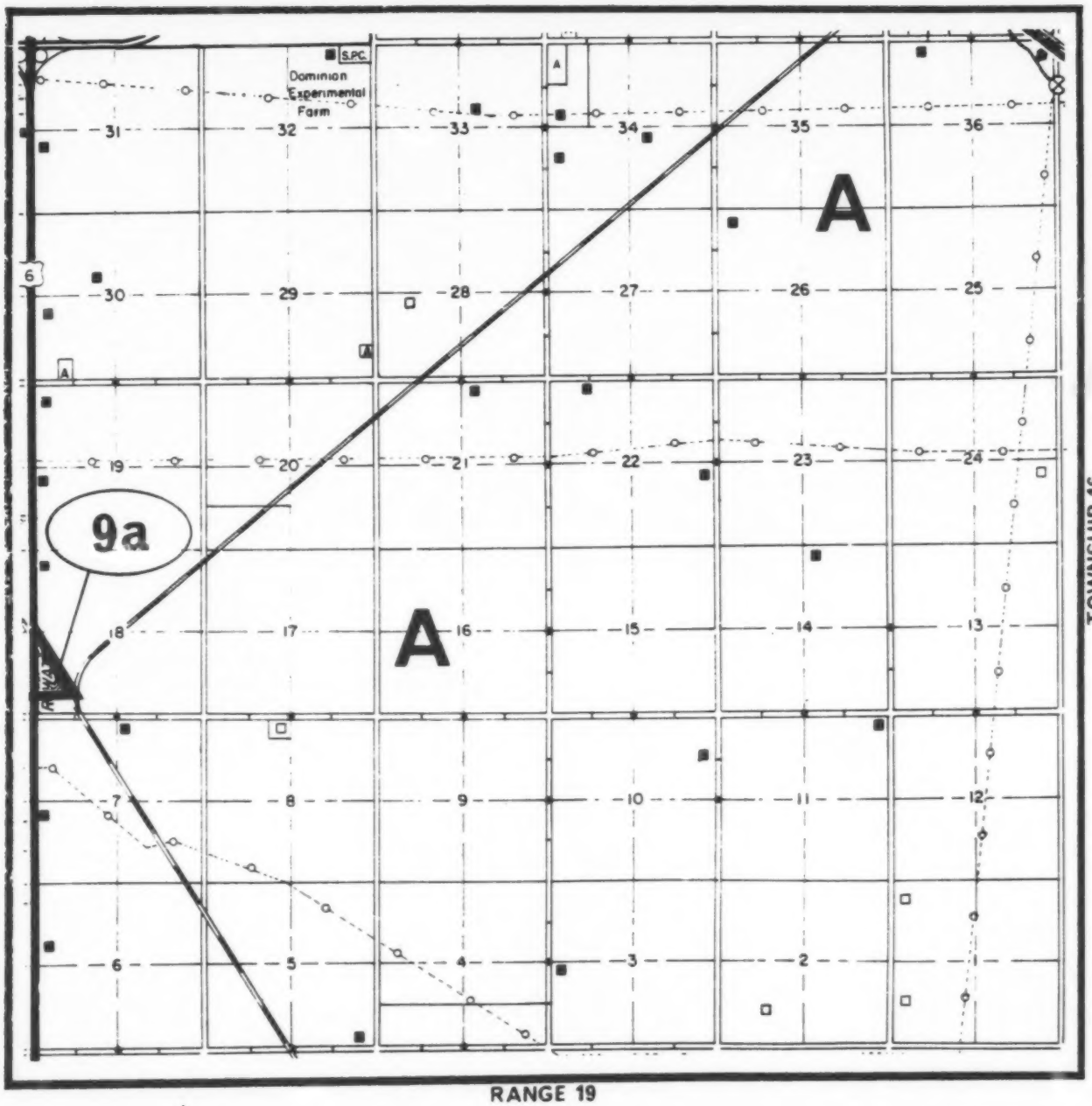
Map 9



Tp. 16	REVISIONS	
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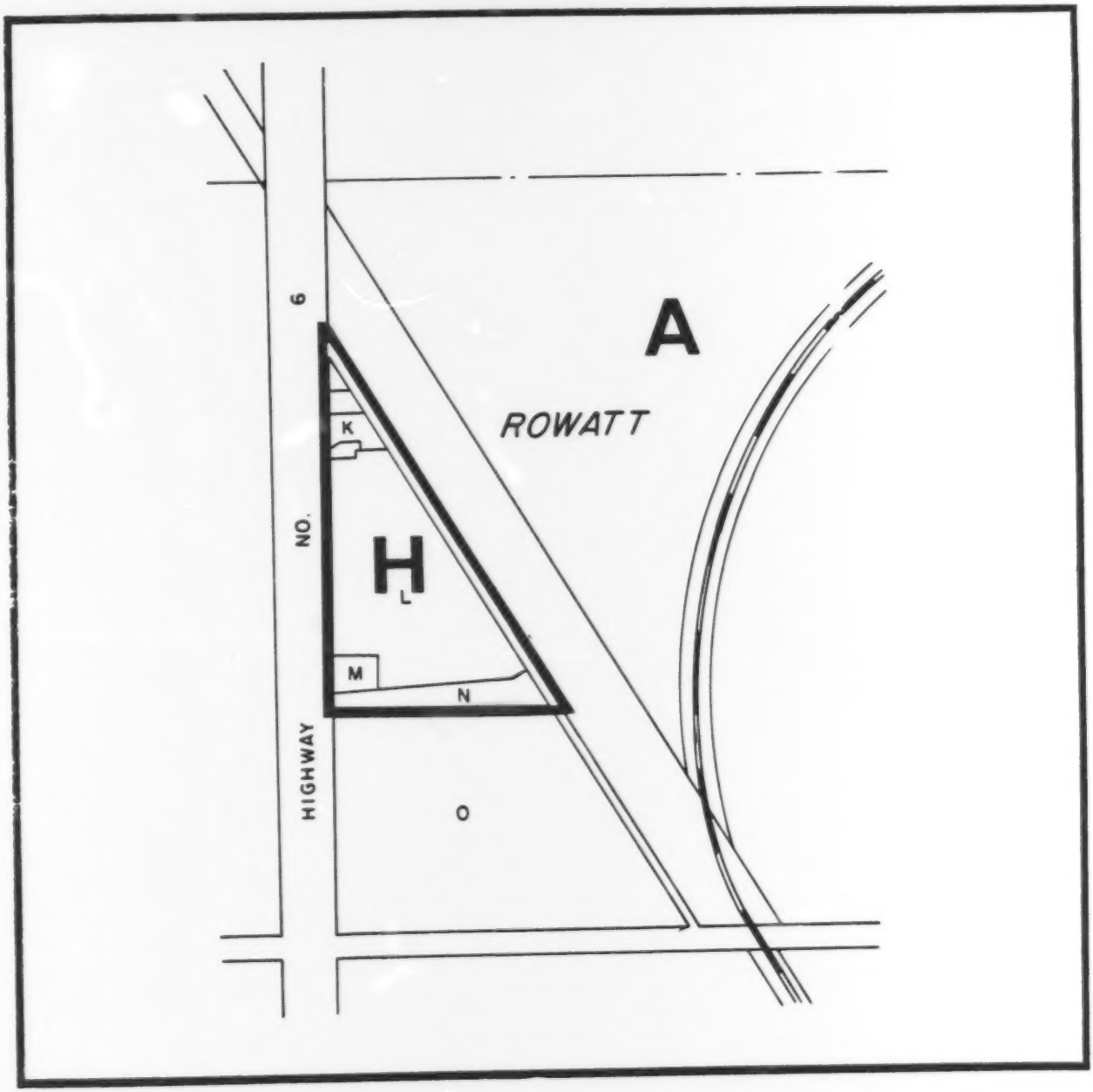
R.M. of SHERWOOD No. 159
ZONING BYLAW

Map 9a



	REVISIONS	
Tp. 16	Bylaw No.	Date
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